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H. Henry Sadie E. Hanna —
July 4th 1887 from Hanna

Sadie E. Hanna.
From Mrs. F. Kingston
Phila.

Blanche Hanna.
5132 Roanoke St
Chestnut Hill Phila.

MODERN ARCHITECTURAL DESIGNS AND DETAILS

CONTAINING EIGHTY FINELY LITHOGRAPHED PLATES,

SHOWING NEW AND ORIGINAL DESIGNS IN THE

QUEEN ANNE, EASTLAKE, ELIZABETHAN,
AND OTHER MODERNIZED STYLES,

GIVING PERSPECTIVE VIEWS, FLOOR AND FRAMING PLANS, ELEVATIONS, SECTIONS, AND A GREAT VARIETY OF MISCELLANEOUS EXTERIOR
AND INTERIOR DETAILS OF DWELLINGS OF MODERATE COST. ALSO, A NUMBER OF

DESIGNS OF LOW PRICED COTTAGES

IN THE VARIOUS POPULAR STYLES, ADAPTED TO THE REQUIREMENTS OF

Seaside and Summer Resorts, and Suburban and Country Places.

ALSO, SEVERAL DESIGNS FOR

MODERN STORE AND OFFICE FRONTS, COUNTERS, SHELVINGS, ETC., ETC.

COMPRISING ORIGINAL DRAWINGS BY A NUMBER OF PROMINENT ARCHITECTS OF DIFFERENT LOCALITIES,
PREPARED EXPRESSLY FOR THIS WORK.

ALL ELEVATIONS, PLANS AND DETAILS TO SCALE.

NEW YORK:

WILLIAM T. COMSTOCK,

SUCCESSOR TO BICKNELL & COMSTOCK,

ARCHITECTURAL PUBLISHER,

194 BROADWAY.

86⁰/₁₀₀

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WILLIAM T. COMSTOCK.

PREFACE.

IN offering this work to the public, it may not be out of place to refer to the purpose we (Mr. Bicknell, my former partner, and myself) had in view in its preparation. Our intention primarily was to make it a work of Architectural details, suited to the present styles. Some few years have elapsed since Mr. Bicknell brought out his "Detail Cottage and Constructive Architecture," his last work on details, and during that time a great change has taken place in the style of Architecture. The French, then largely in vogue, has been supplanted by our present modified Gothic, which appears as "Queen Anne," "Elizabethan," "Jacobean," or "Colonial," and is a revival of the old Gothic, as it appeared during the periods referred to under these respective names. The present styles, while bearing many characteristics of their prototypes, do not adhere strictly to any of them. Thus, in what is known as the Queen Anne (of the present day) is frequently introduced classic features, and the same is true of the other styles. So radical a change made it seem necessary to give a large number of complete designs for houses, as well as details of detached portions, which we have accordingly done, our purpose being to furnish good examples of complete buildings, as well as practical details.

In gathering the material for this work we have endeavored to select from the best sources, and have enlisted the services of several men prominent in their profession, with the intent of giving the greatest variety possible in the compass of such a work.

As will be observed by referring to the different designs, we have studied to make this work one of practical utility.

All plans, elevations and Details are drawn to scale. The elevations have been worked out with care, so that they may be clearly understood without further explanation than is furnished by the drawings. In some cases we have shown the construction by full framing plans. Details are given in great variety and abundance, amounting to nearly 700 in all, and drawn to a large scale. They will be found to cover almost every question that can arise in detailing a modern dwelling.

We have avoided giving many costly designs, but think the large number of low-priced, yet picturesque, designs of good character given in this work has not been exceeded in any former Architectural publication.

Stores and their details have been given suitable, though limited, attention.

In closing, it may not be out of place to refer to the manner in which the work has been executed. The entire set of plates have been engraved on stone. We have adopted this method in this publication, although at a large expense, in preference to the cheaper photo-lithographic processes, in order that every line may be clearly defined and the scale accurately preserved, and think the appreciation of practical men will be ample recompense for the extra outlay.

THE PUBLISHER.

NEW YORK, July 1st, 1881.

Vorrede.

Indem ich dem Publikum dieses Werk unterbreite, möchte es am Platze sein, auf die Absicht, welche wir (Herr Bicknell, mein früherer Compagnon und ich) bei der Vorbereitung in's Auge gesetzt hatten. Unsre erste Absicht war es, ein der jetzigen Mode entsprechendes Werk architektonischer Einzelheiten herzustellen. Einige Jahre sind vergangen, seitdem Herr Bicknell sein letztes Werk über Einzelheiten, "Detail Cottage and Constructive Architecture" herausgab, doch hat seit dieser Zeit ein großer Umschwung im architektonischen Styl stattgefunden. Der französische Styl, damals sehr in der Mode, ist durch unsren modifizirten gothischen Styl, welcher als „Königin Anna“ und „Elizabeth“, sowie „König Jakob“ und „Colonial“ Styl bekannt ist, verdrängt worden; derselbe ist eine Wiedergabe des alt gothischen Styl's der damaligen Zeit. Obgleich der gegenwärtige Styl viel Charakteristik seiner Vorgänger trägt, richtet sich derselbe jedoch nicht streng nach diesen. Somit wird durch den als „Königin Anna“ bekannten, (der gegenwärtigen Zeit) sowie den verschiedenen anderen Stile, häufig ein klassischer Zug eingeführt. Indem ein so radikaler Umschwung eingetreten ist, scheint es notwendig eine Anzahl vollständiger Pläne, sowie Beschreibungen über besondere Beistandtheile von Häusern zu liefern, welches wir demgemäß gethan haben; und war es unsre Absicht gute Muster von vollständigen Gebäuden, sowie praktische Details zu geben.

Wir haben uns bemüht zur Sammlung des Materials für dieses Werk, von den besten Quellen zu beziehen und haben die Mitarbeit verschiedener, in ihrem Fach hervorragender Männer gesichert, mit der Absicht in dem Umfang dieses Werkes, die möglichst größte Mannigfaltigkeit zu bieten.

Bei Betrachtung der verschiedenen Entwürfe ist es leicht zu bemerken, daß wir uns die größte Mühe gegeben haben, dieses Werk zu einem praktischen nützlichen zu machen.

Pläne, Stanbrüß und Einzelheiten sind nach Maßstab gezeichnet. Die Stanbrüsse sind mit Sorgfalt bearbeitet worden, so daß sie ohne weitere Erklärung, als in der Zeichnung angegeben, leicht verständlich sind. In manchen Fällen haben wir die Zusammensetzung durch volle Umrisspläne bezeichnet. Einzelheiten sind in großer Anzahl und Verschiedenheit angegeben, ungefähr 700 im Ganzen, und im großen Maßstab gezeichnet. Dieselben geben Aufschluß über jede Frage, die in der Beschreibung einer modernen Wohnung entstehen mögen.

Wir haben es vermieden nur kostspielige Entwürfe zu liefern, glauben aber, daß die große Anzahl der billigen und doch malerischen Entwürfe, in keiner früheren architektonischen Herausgabe übertroffen werden.

Läden und deren Details ist beschränkte, doch zufriedenstellende Beachtung geschenkt worden.

Zum Schluß möchte es am Platze sein, auf die Ausführung dieses Werkes hinzuweisen. Sämtliche Platten sind auf Stein gravirt worden. Trotz großen Unkosten, haben wir dieses Verfahren dem der billigeren Photo-Lithographie vorgezogen, damit jede einzelne Linie deutlich bezeichnet und der Maßstab genau erhalten werde, und wird die Anerkennung praktischer Männer, eine reichliche Entschädigung dieser extra Unkosten sein.

Der Verleger.

New York, den 1. July, 1881.

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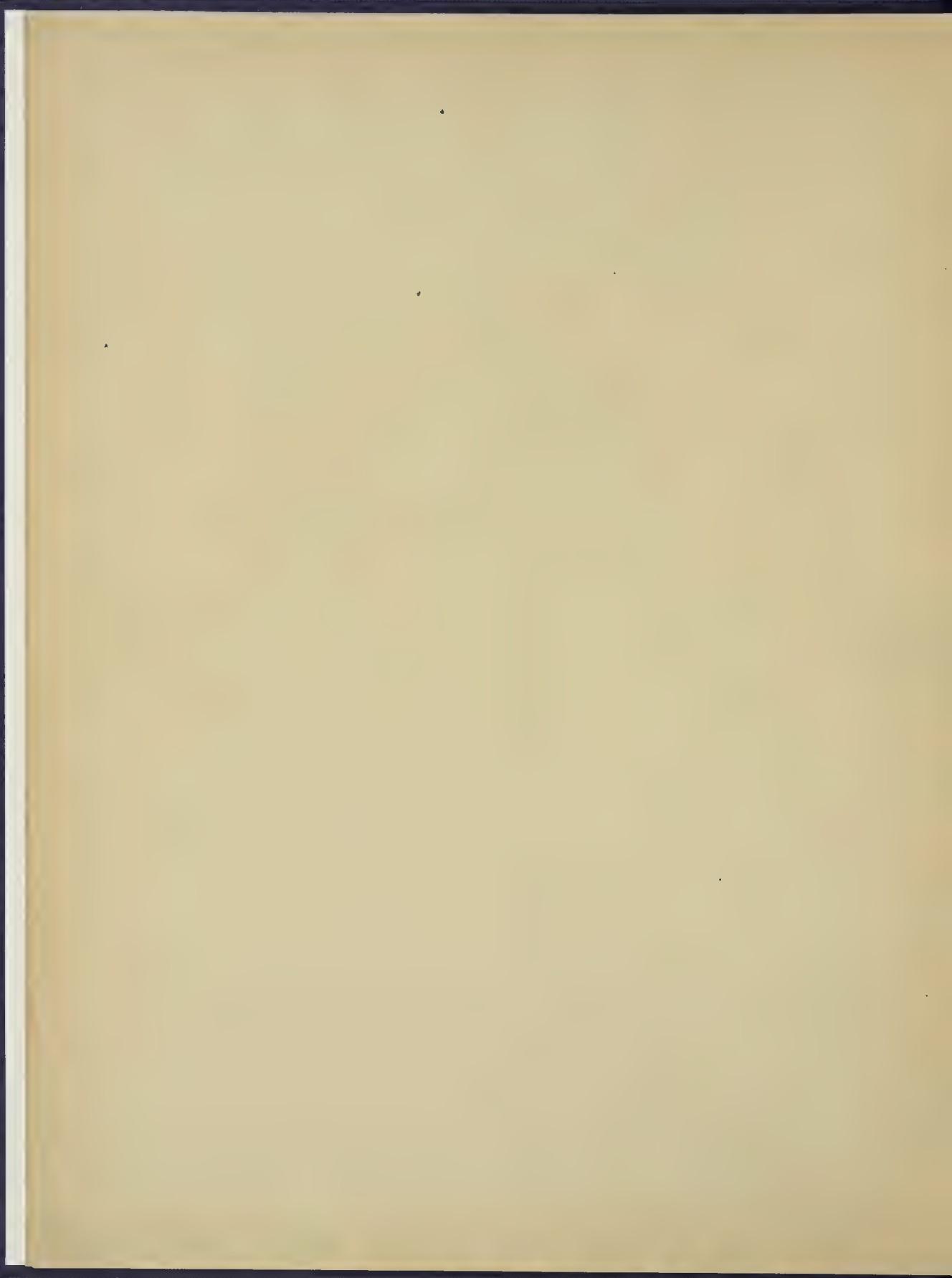


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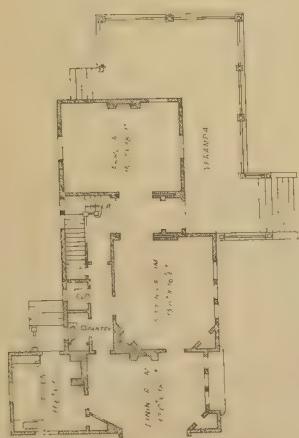
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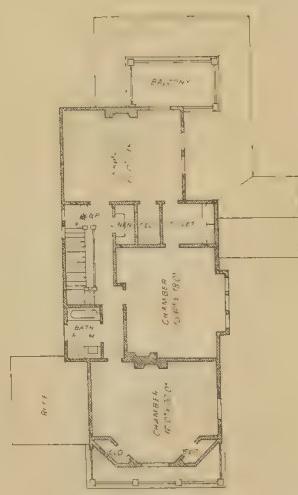


First Story

House at Summit,
N. J.

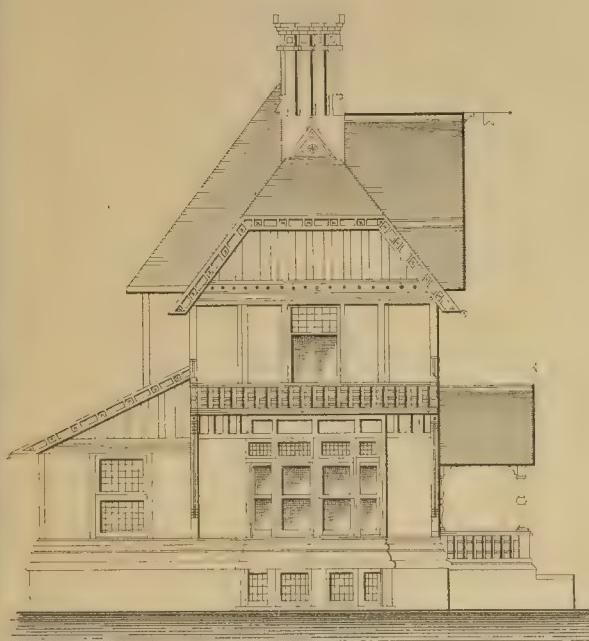
LAMB & WHEELER, ARCH^{TS}

SCALE
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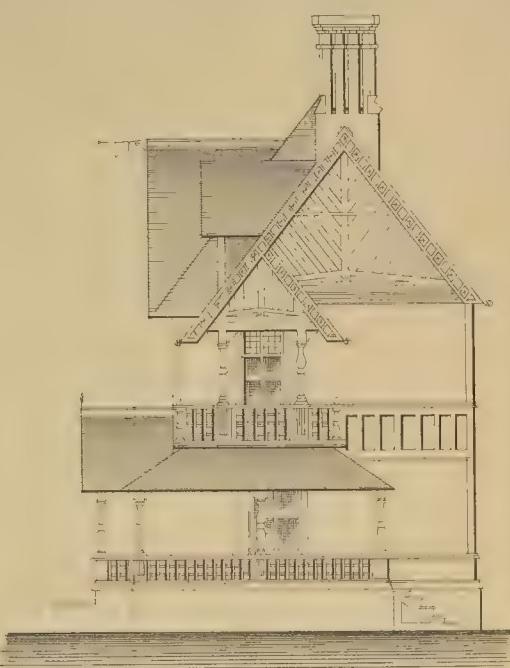


Second Story





West Elevation.



East Elevation.

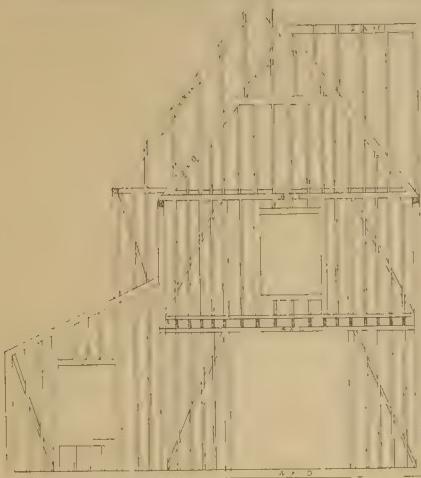


Front Elevation

SCALE 3.32 = 1 FOOT.

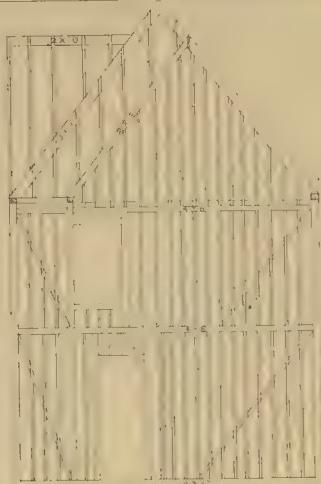
Lamb & Wheeler, Arch^{ts}
145 Broadway, N.Y.



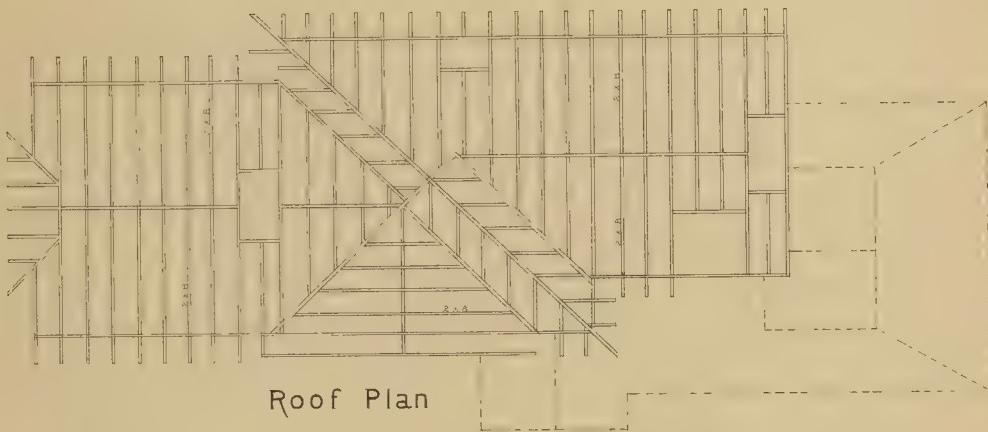


East End

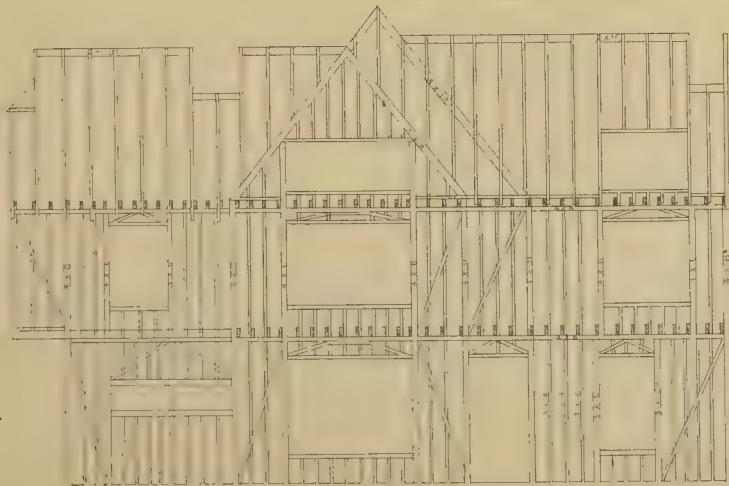
FRAMING
PLANS
DESIGN
PLATE I.



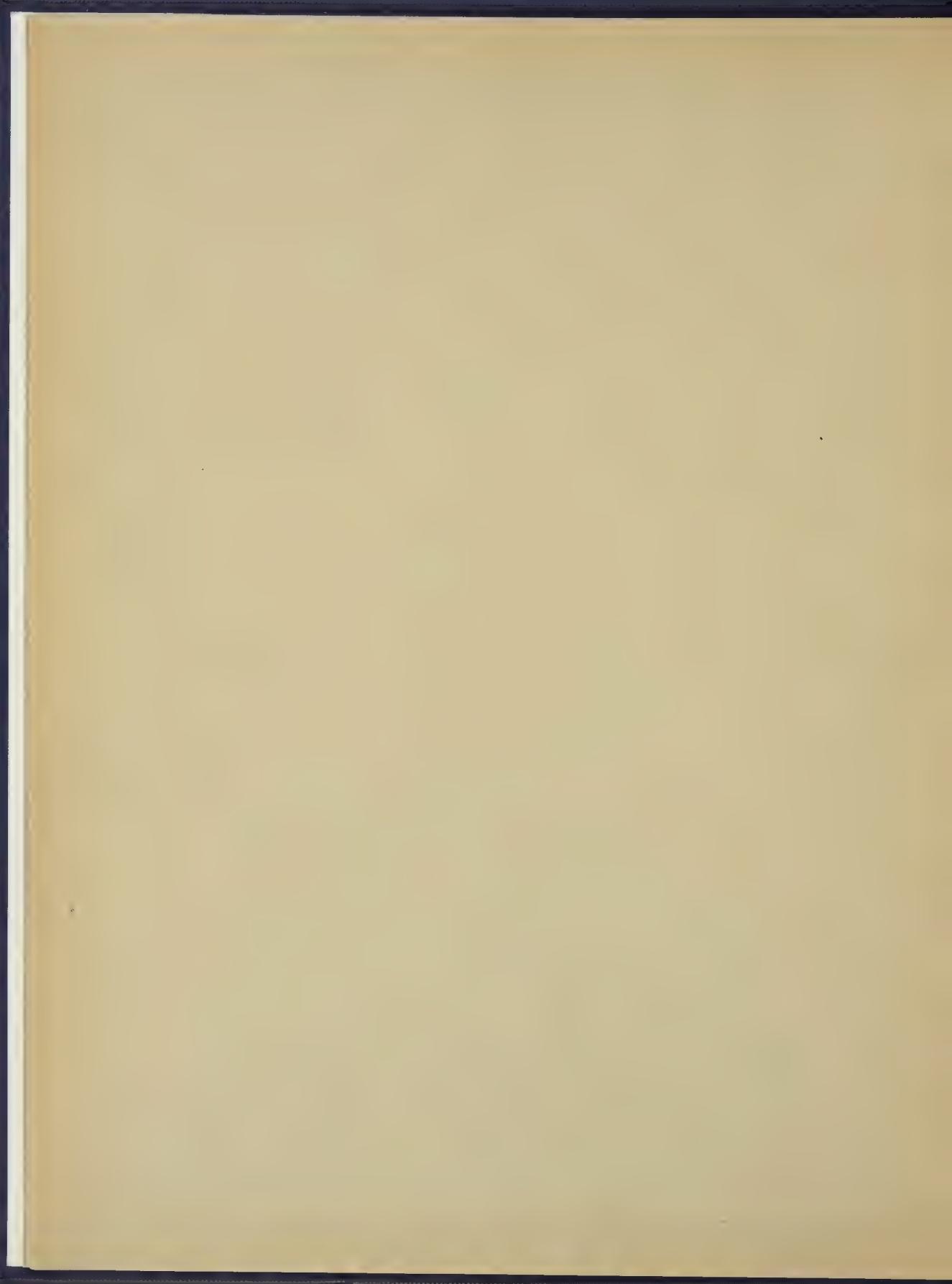
West End

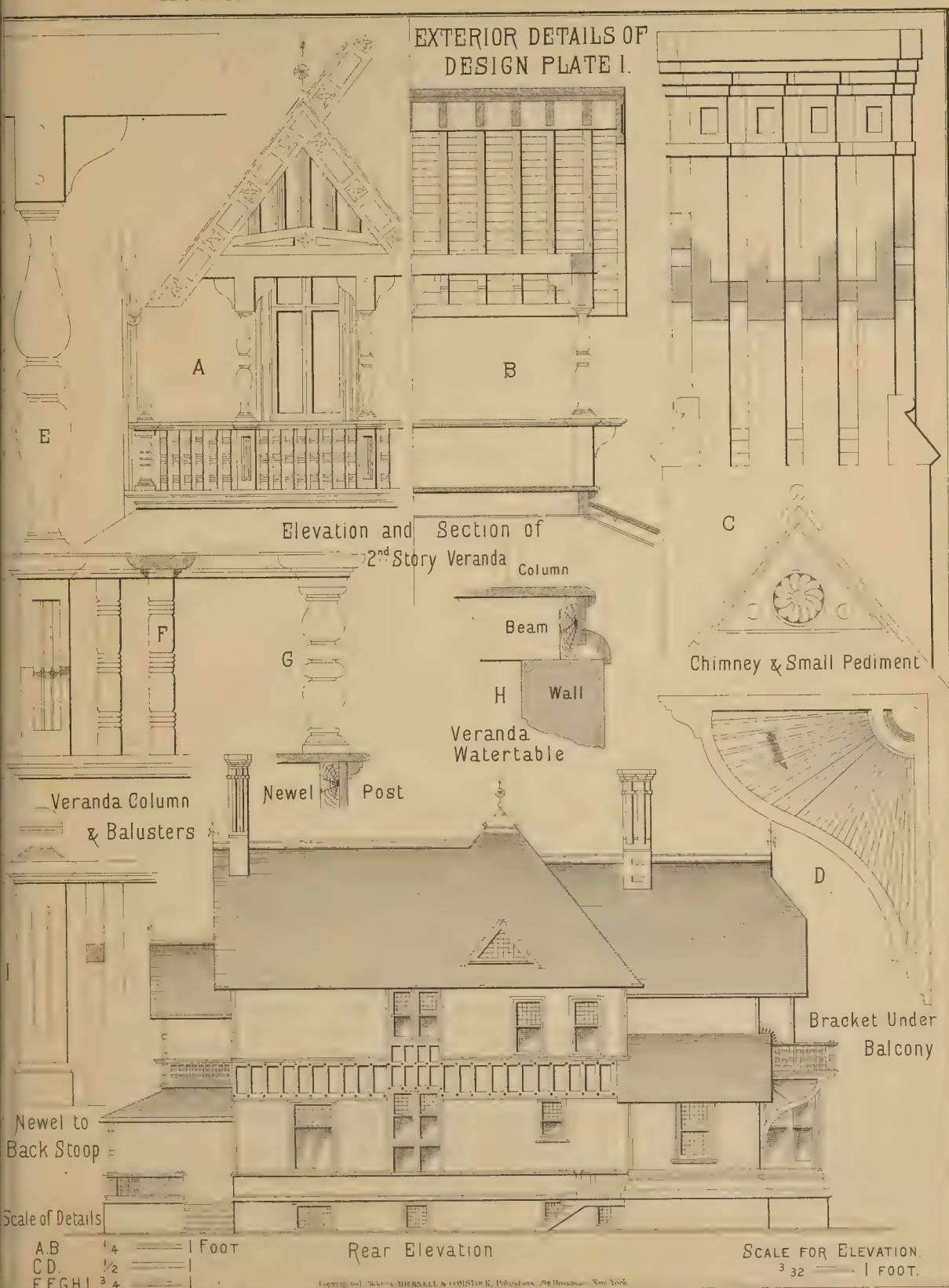


Roof Plan

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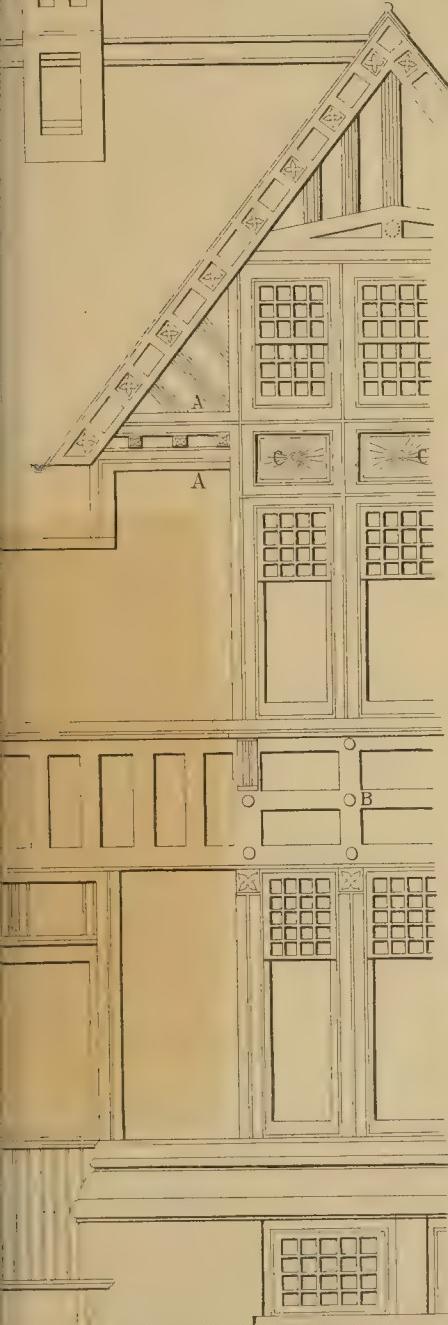
Front Elevation



EXTERIOR DETAILS OF
DESIGN PLATE I.

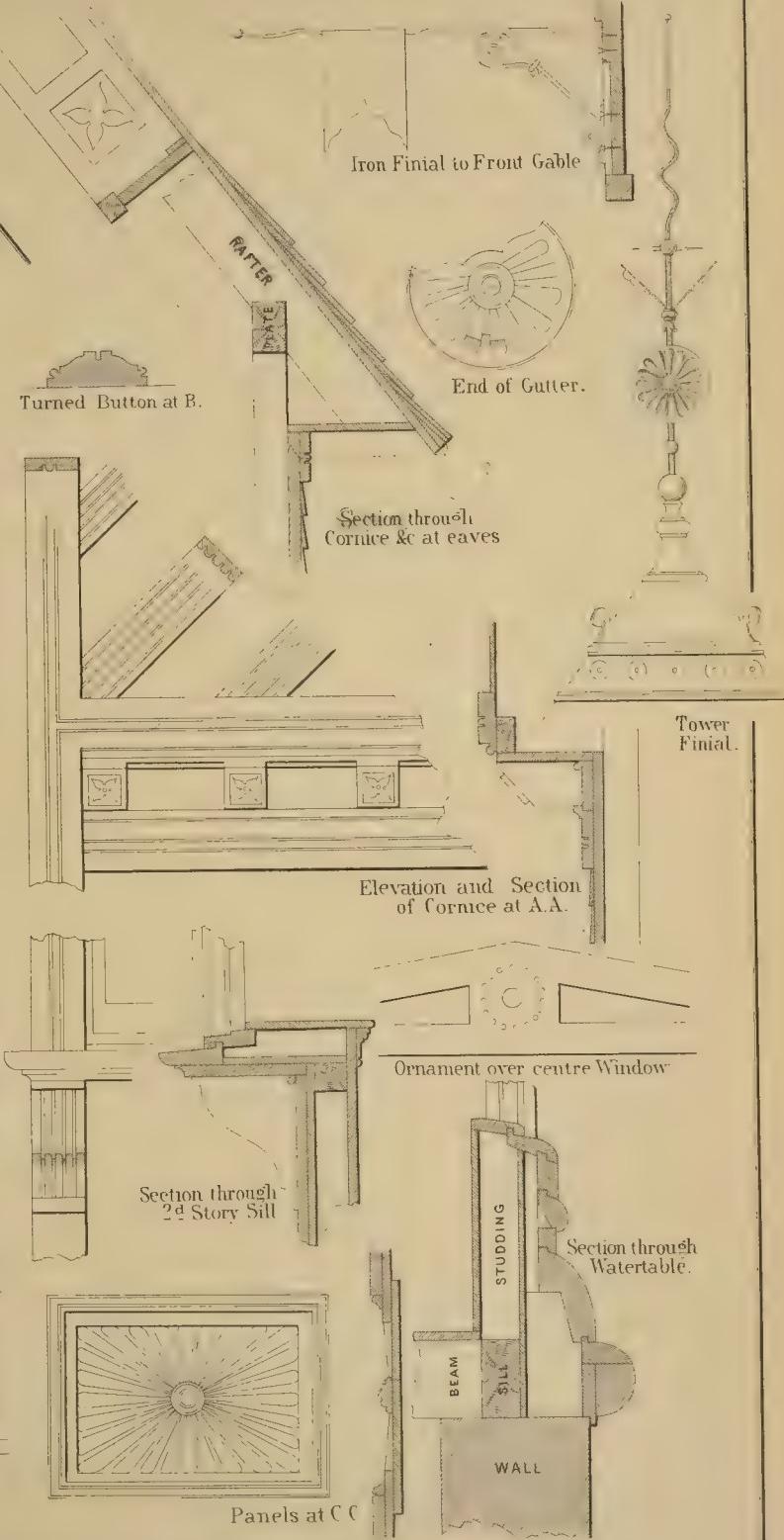


EXTERIOR DETAILS
of
Design Plate 1.



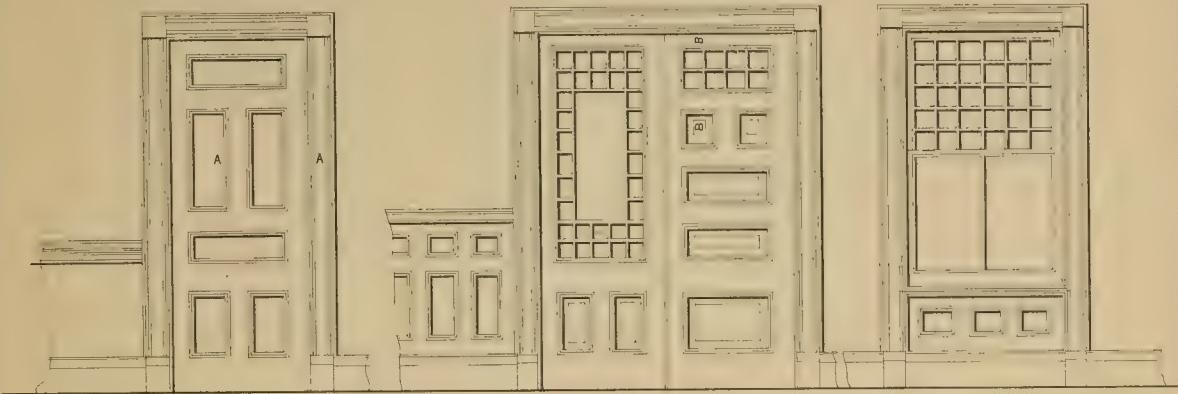
Half Elevation of front Gable.

SCALE OF ELEVATION $\frac{1}{4}$ IN. = 1 FT.
DETAILS $\frac{3}{4}$ IN. & 3 IN. = 1 FT.





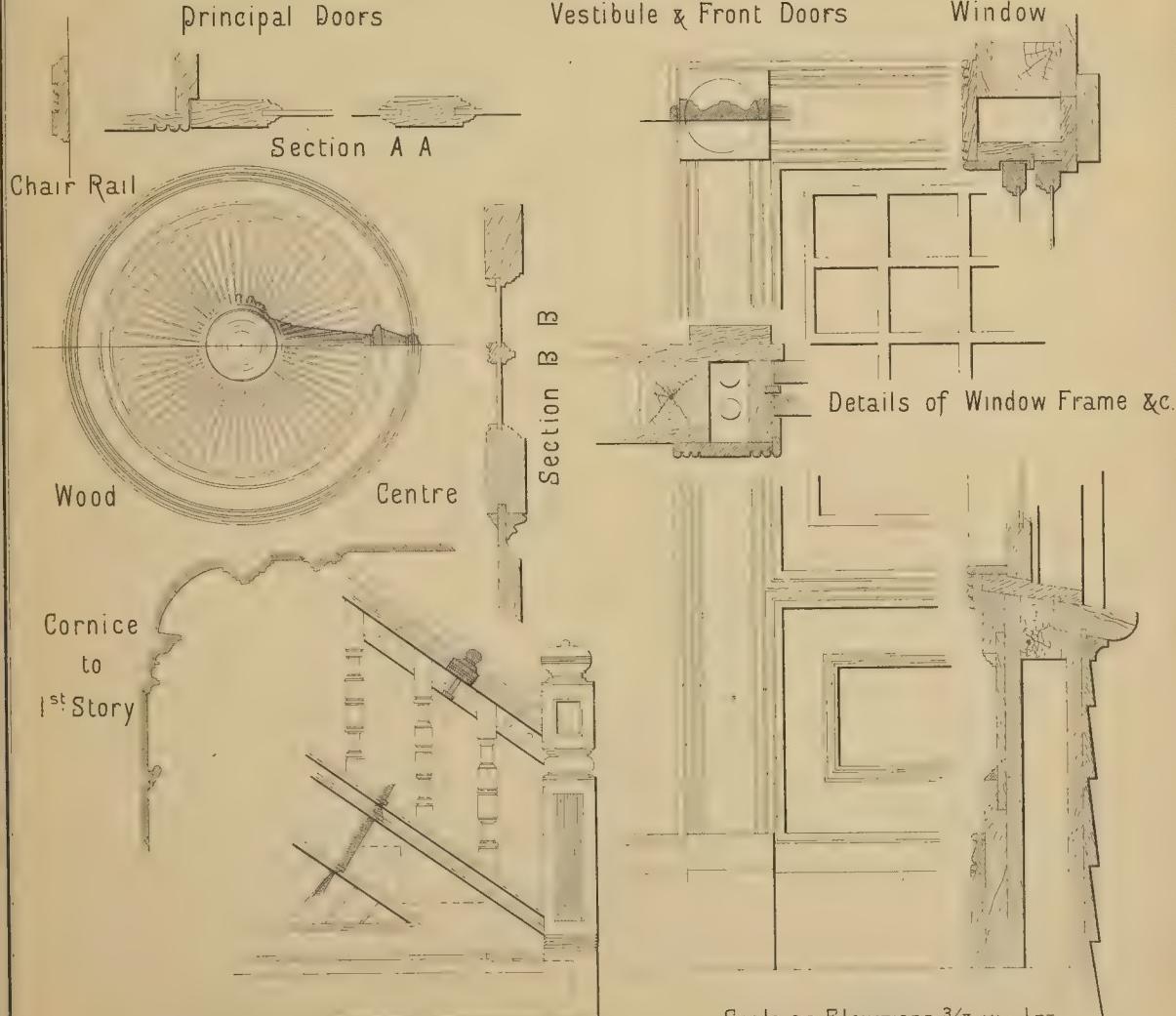
INTERIOR DETAILS OF DESIGN PLATE I.



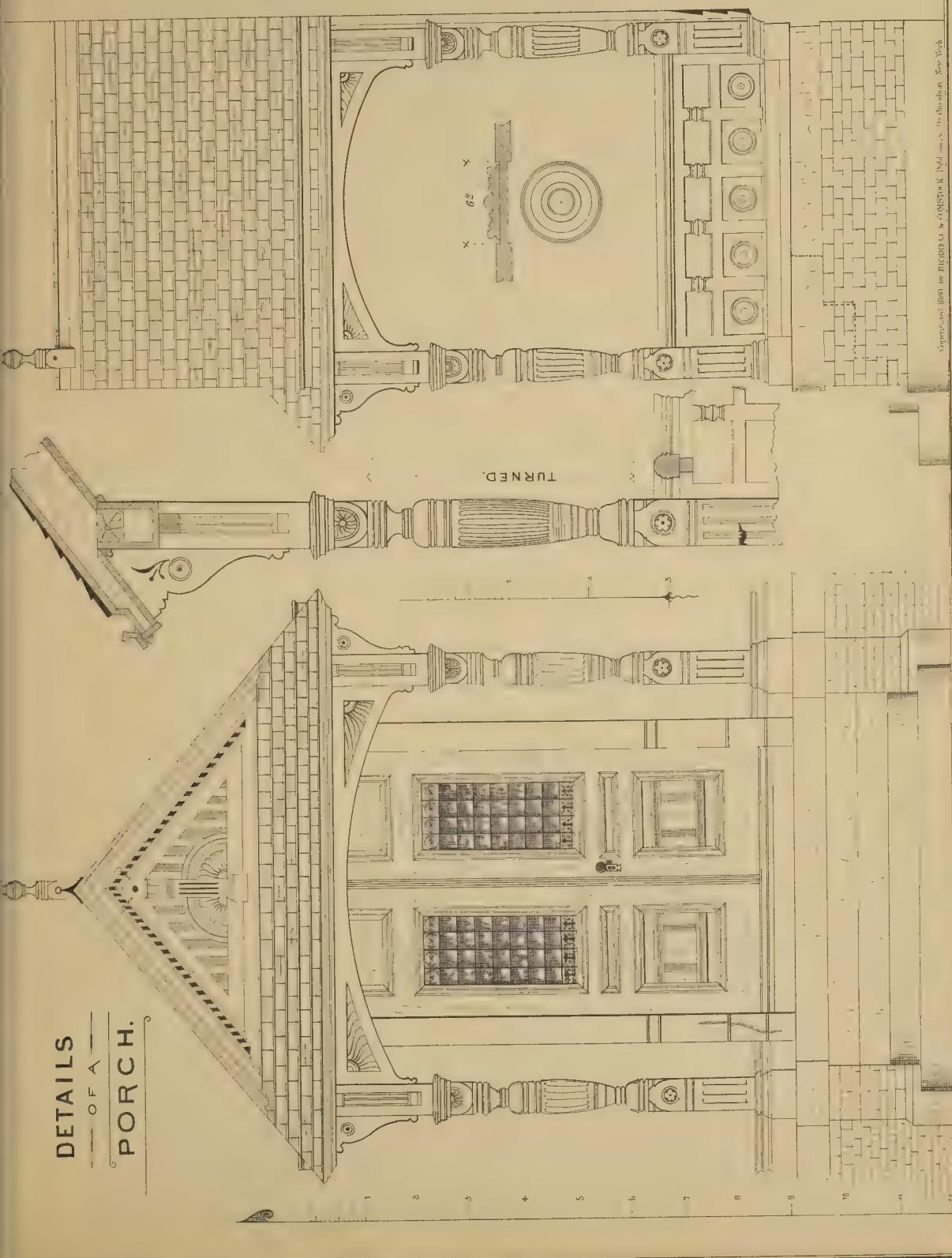
Principal Doors

Vestibule & Front Doors

Window

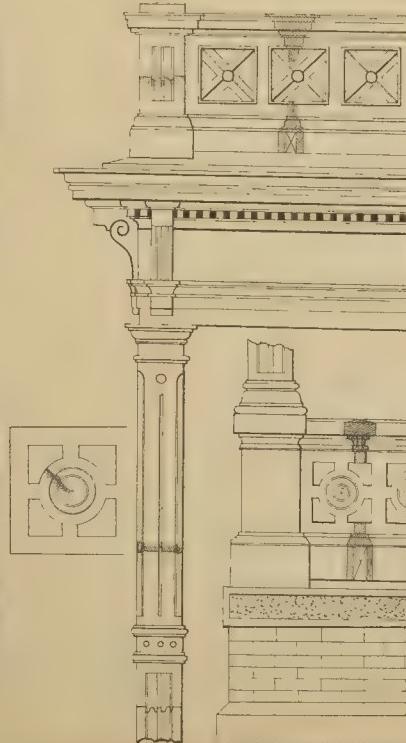
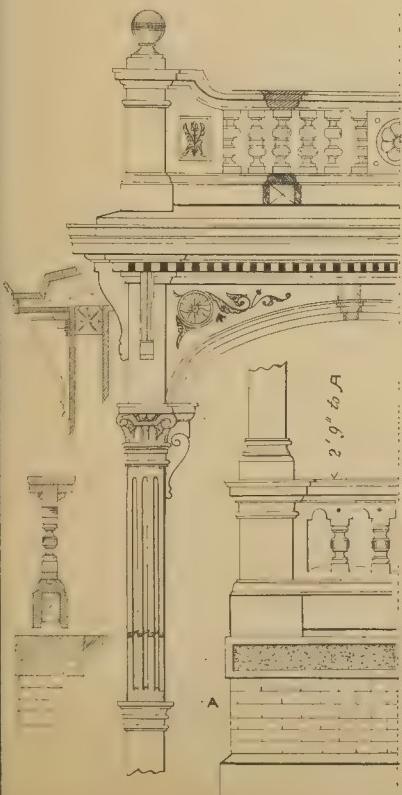
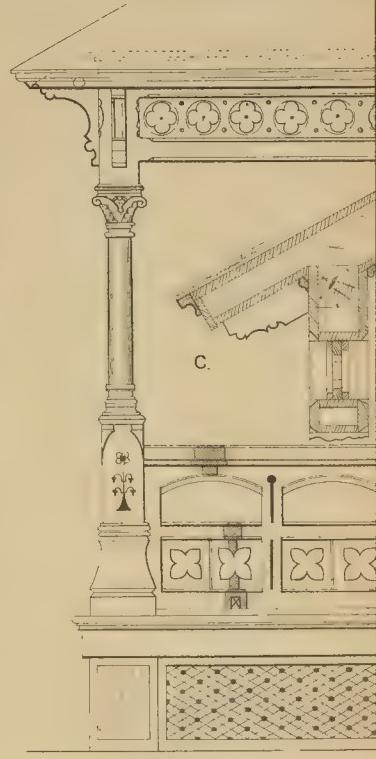
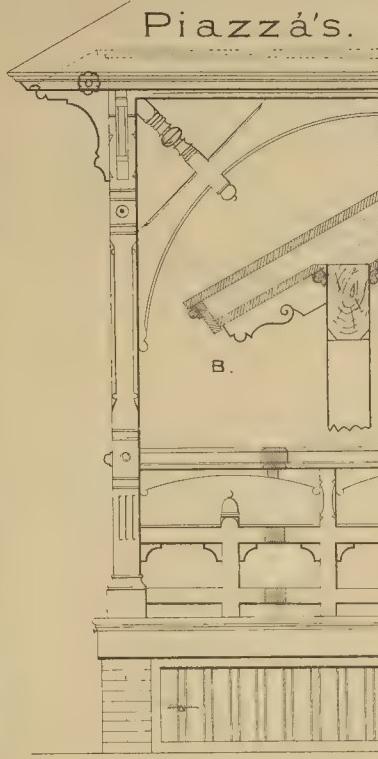
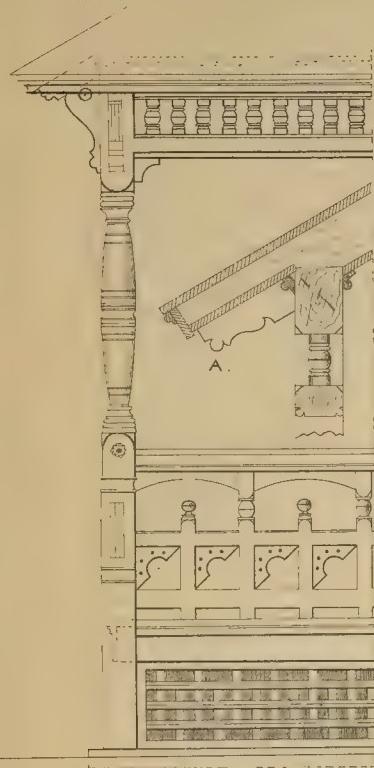


Scale of Elevations $\frac{3}{8}$ IN = 1 FT
Sections $1\frac{1}{2}$

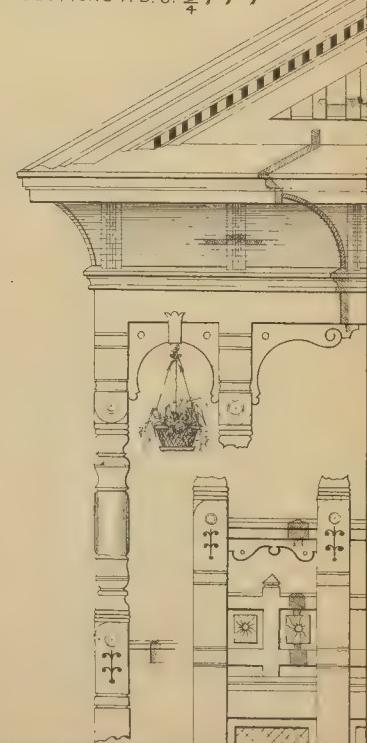


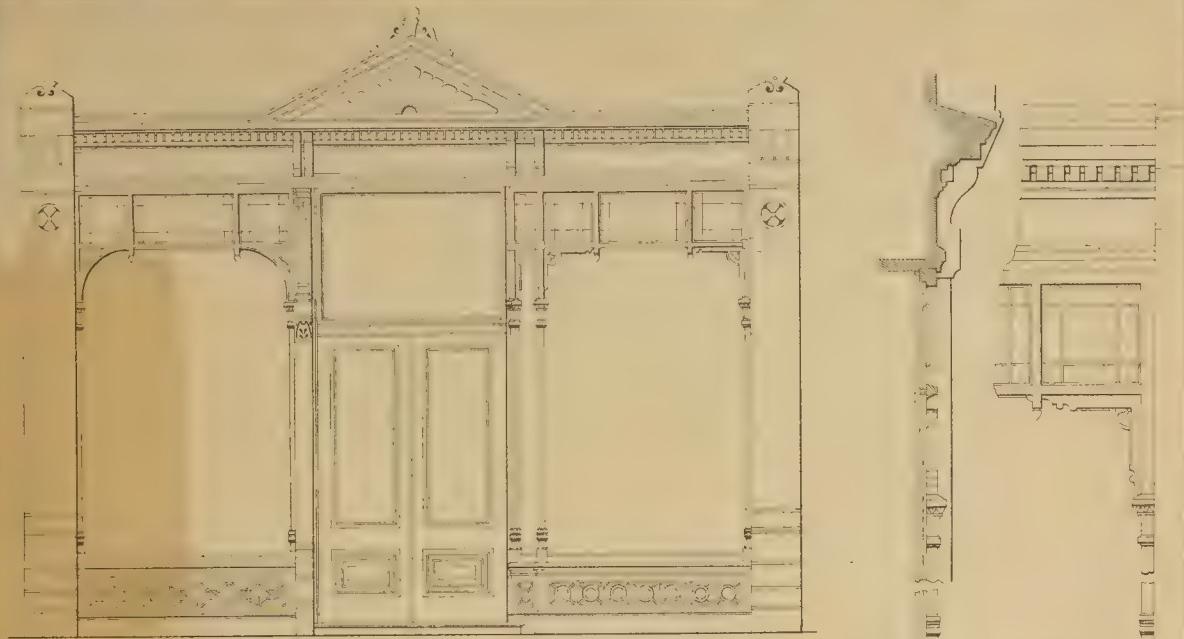
Copyrighted 1860 by FIGG & CO. 180 Broadway, New York.

Piazzás.

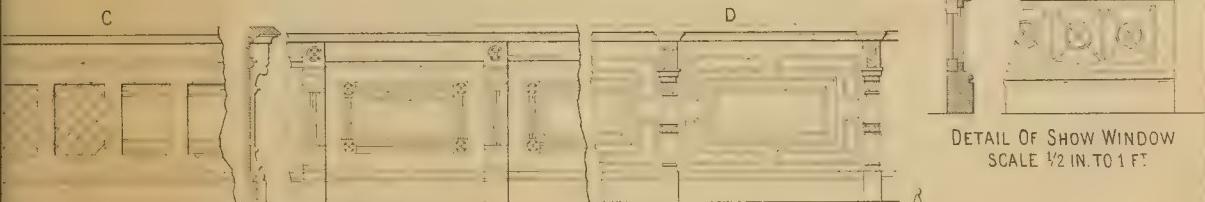


DESIGNS SCALE $\frac{1}{4}$ IN - 1 FT.
SECTIONS A. B. C. $\frac{3}{4}$ "

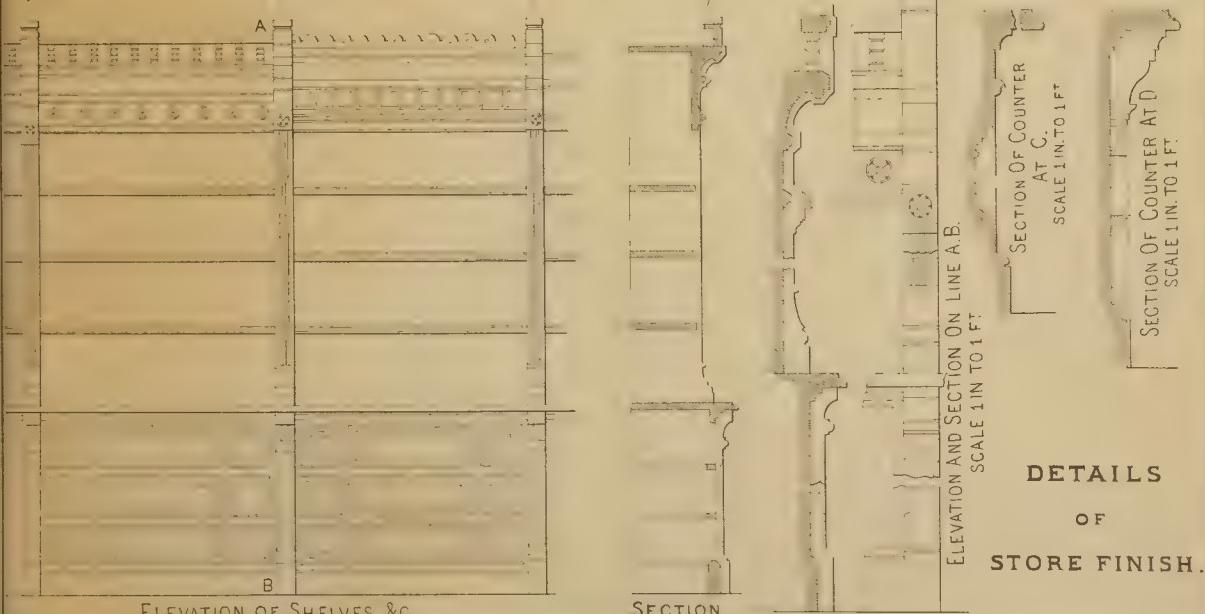




STORE FRONT.

SCALE $\frac{1}{4}$ IN TO 1 FT

COUNTER FRONTS.

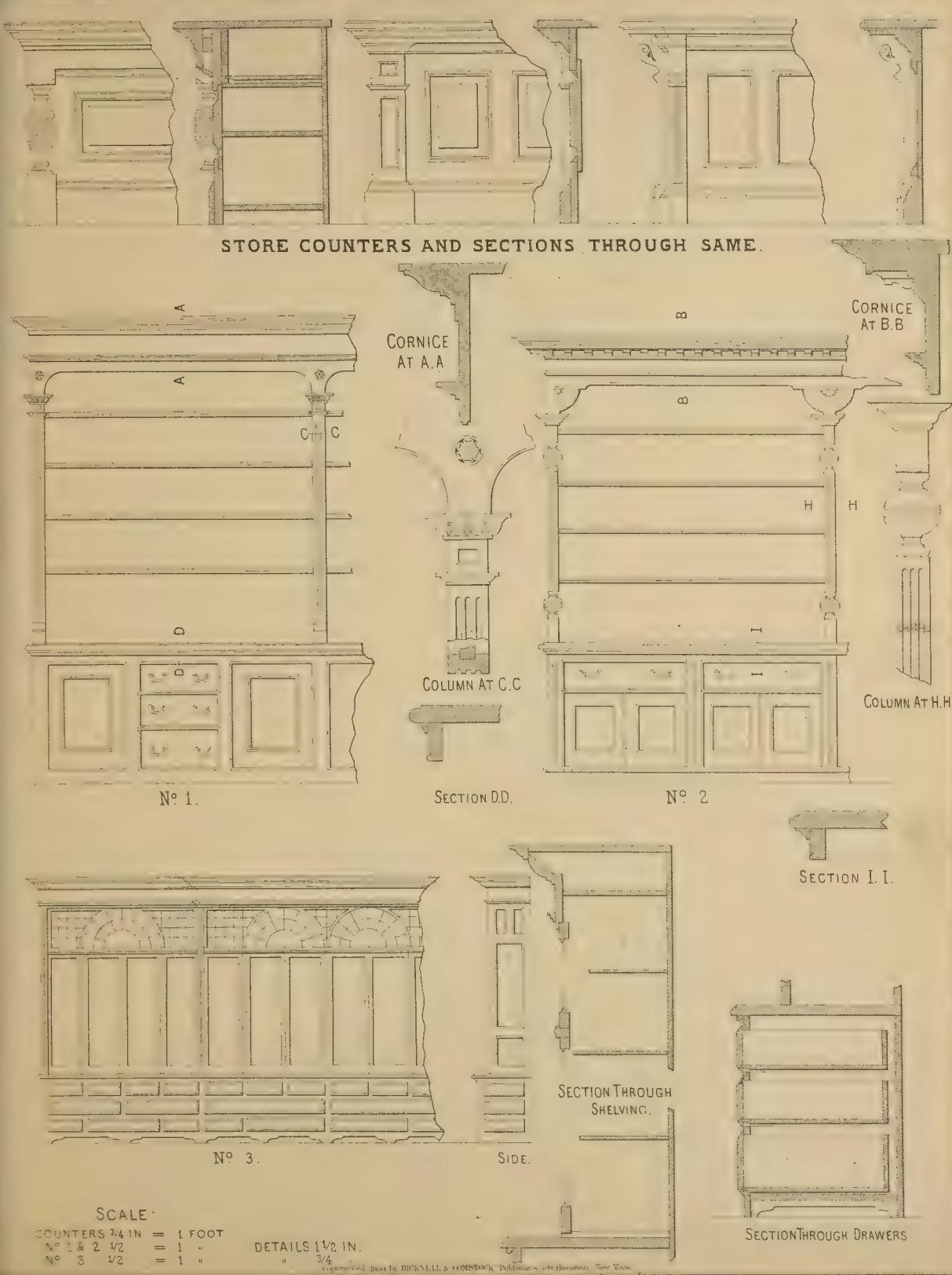
SCALE $\frac{1}{2}$ IN. TO 1 FTDETAIL OF SHOW WINDOW
SCALE $\frac{1}{2}$ IN. TO 1 FT

ELEVATION OF SHELVES &c.

SECTION

DETAILS
OF
STORE FINISH.

Copyright, 1881, by BARTON, MAGEE & COMSTOCK, Publishers, New York.



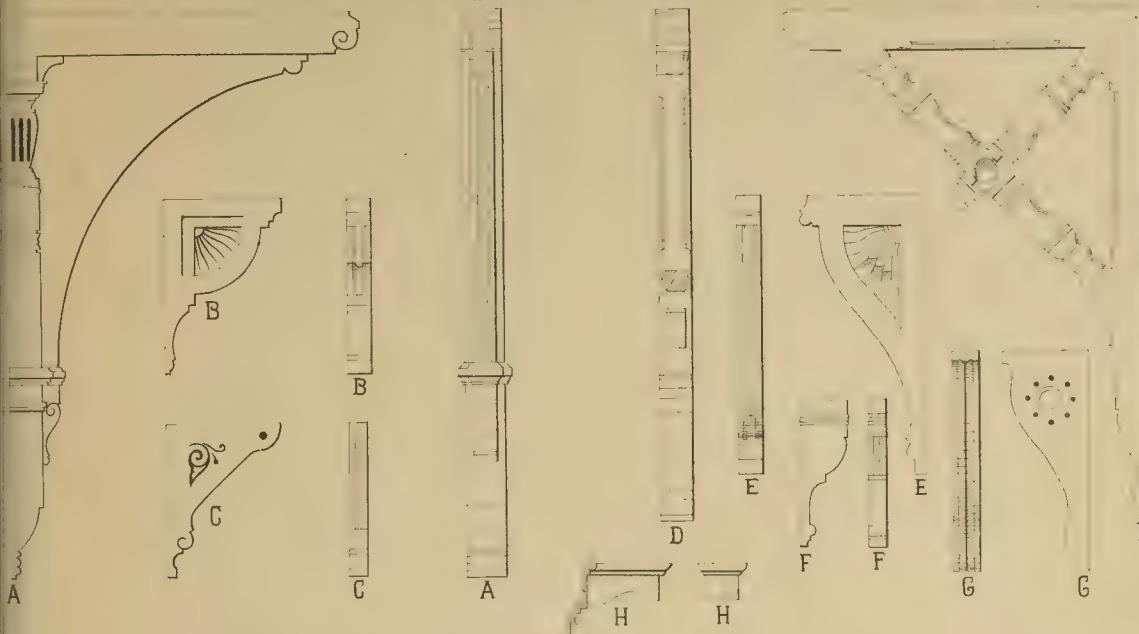
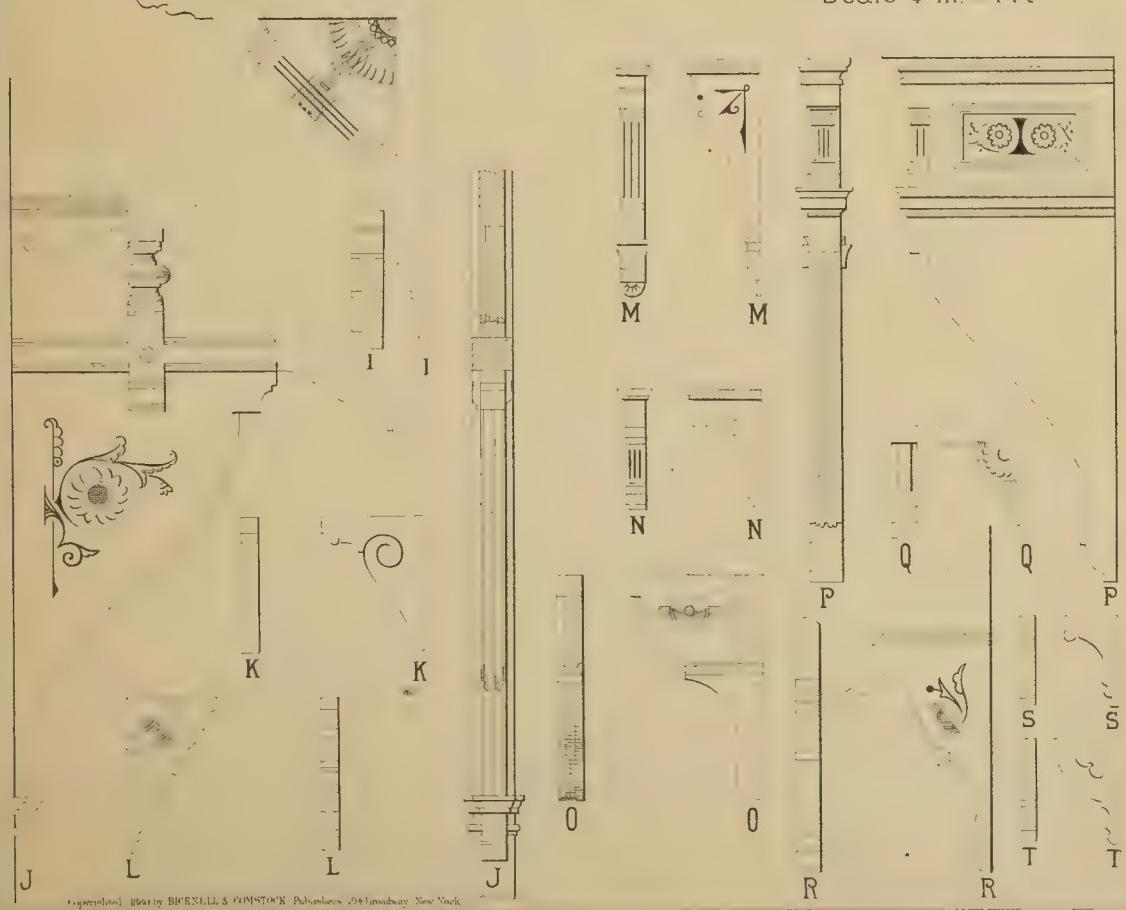
COUNTERS $\frac{3}{4}$ IN. = 1 FOOT
No. 1 & 2 $\frac{1}{2}$ = 1 "
No. 3 $\frac{1}{2}$ = 1 "

DETAILS 1 1/2 IN.

3/4

Copyright, 1885, by BIRKMEIER & COMSTOCK, Publishers, 10 Broadway, New York.

BRACKETS.

Scale $\frac{1}{4}$ in. 1 Ft

GATES & FENCES.

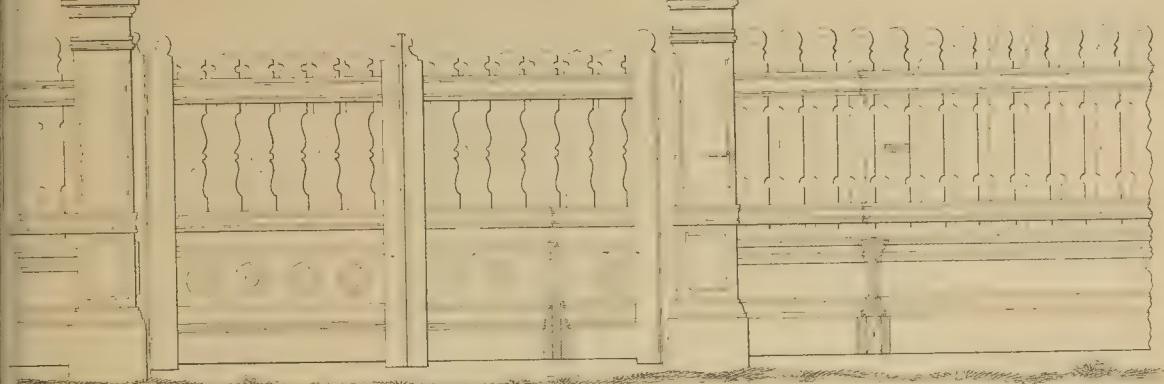
SCALE $\frac{3}{4}$ IN. = 1 FT

FIG. 1.

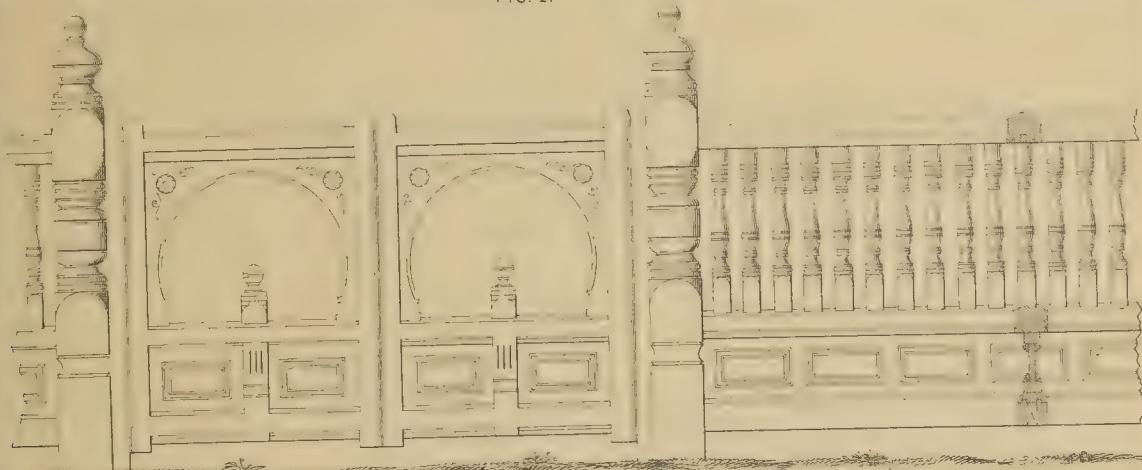


FIG. 2.

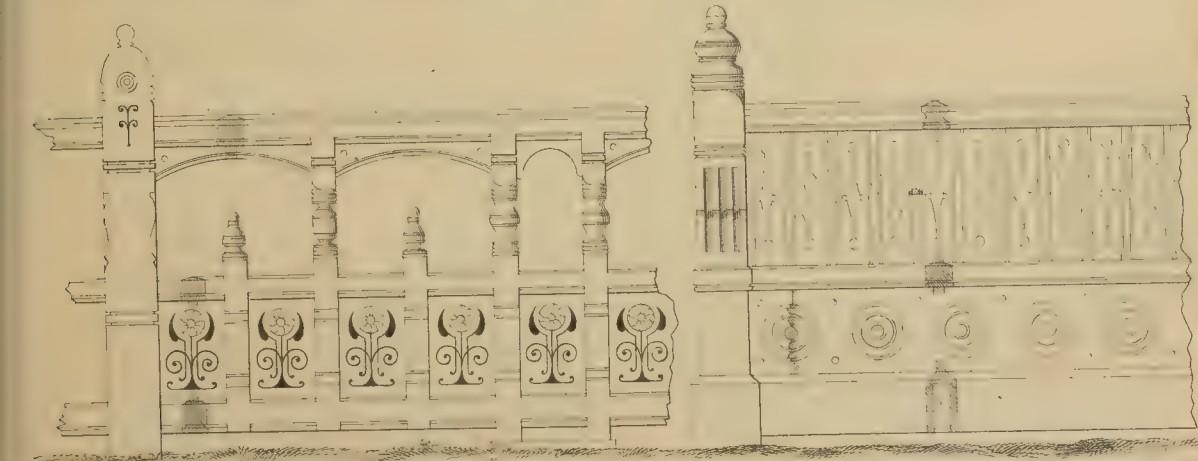


FIG. 3.

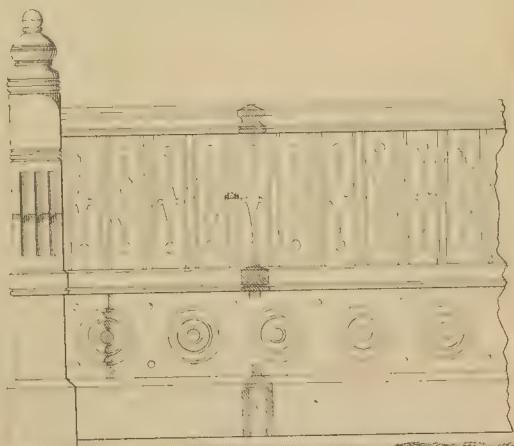


FIG. 4

WINDOW CAPS AND HOODS.

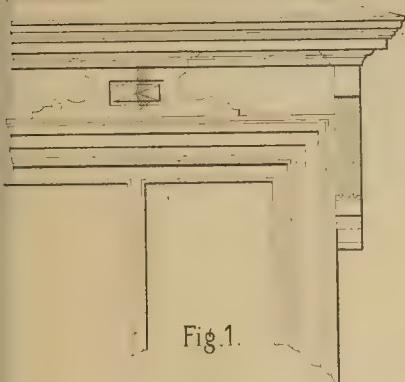


Fig. 1.

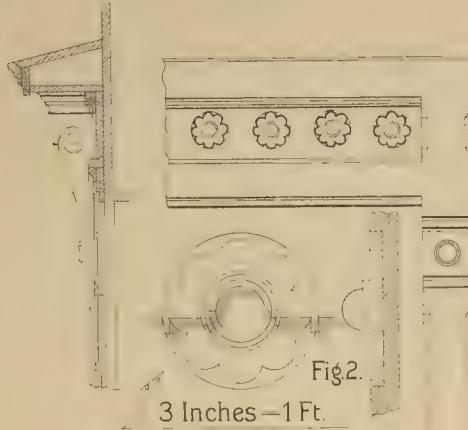


Fig. 2.

3 Inches - 1 Ft.

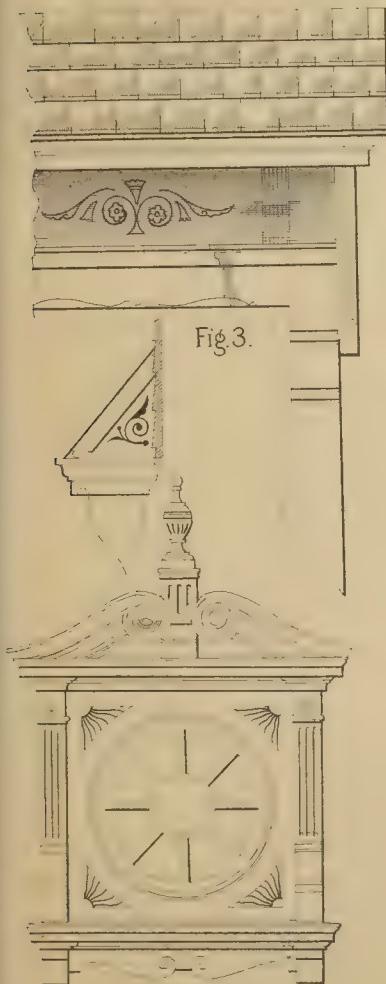
Scale of Designs $\frac{3}{4}$ in - 1 Ft.

Fig. 3.

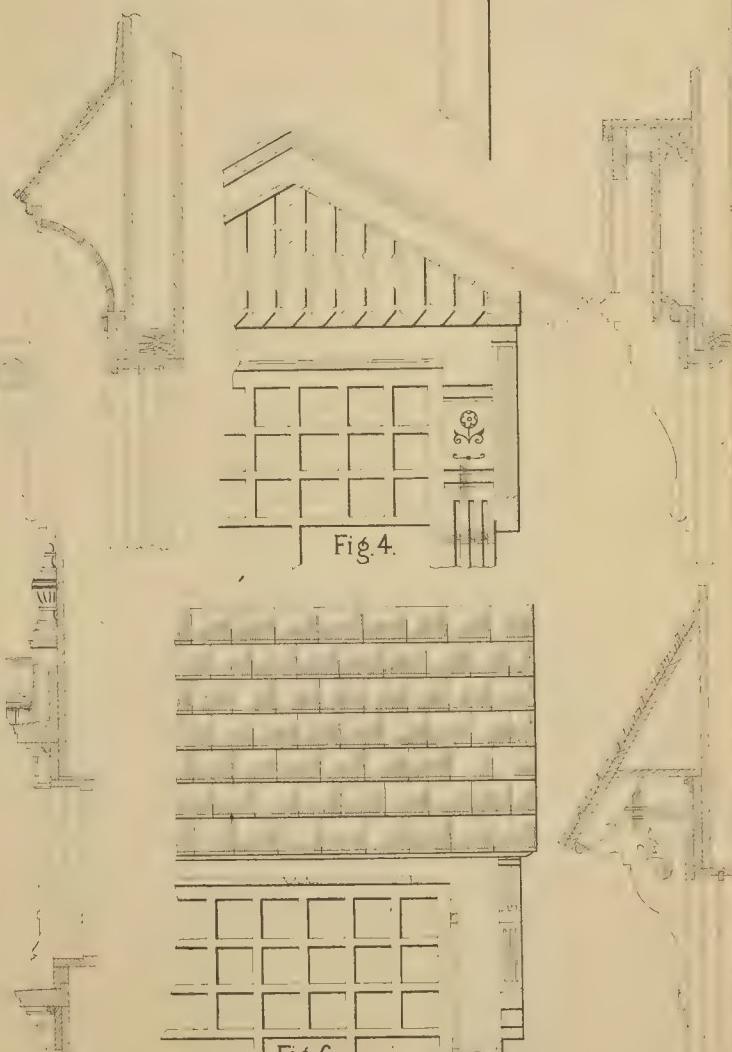


Fig. 4.

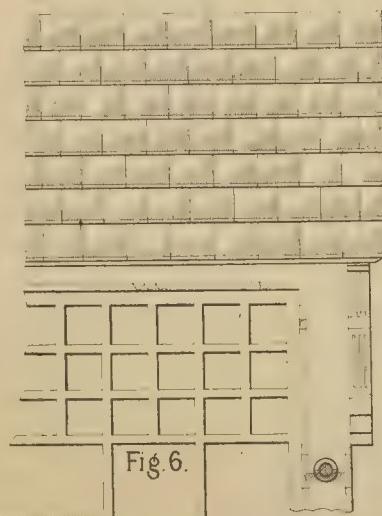
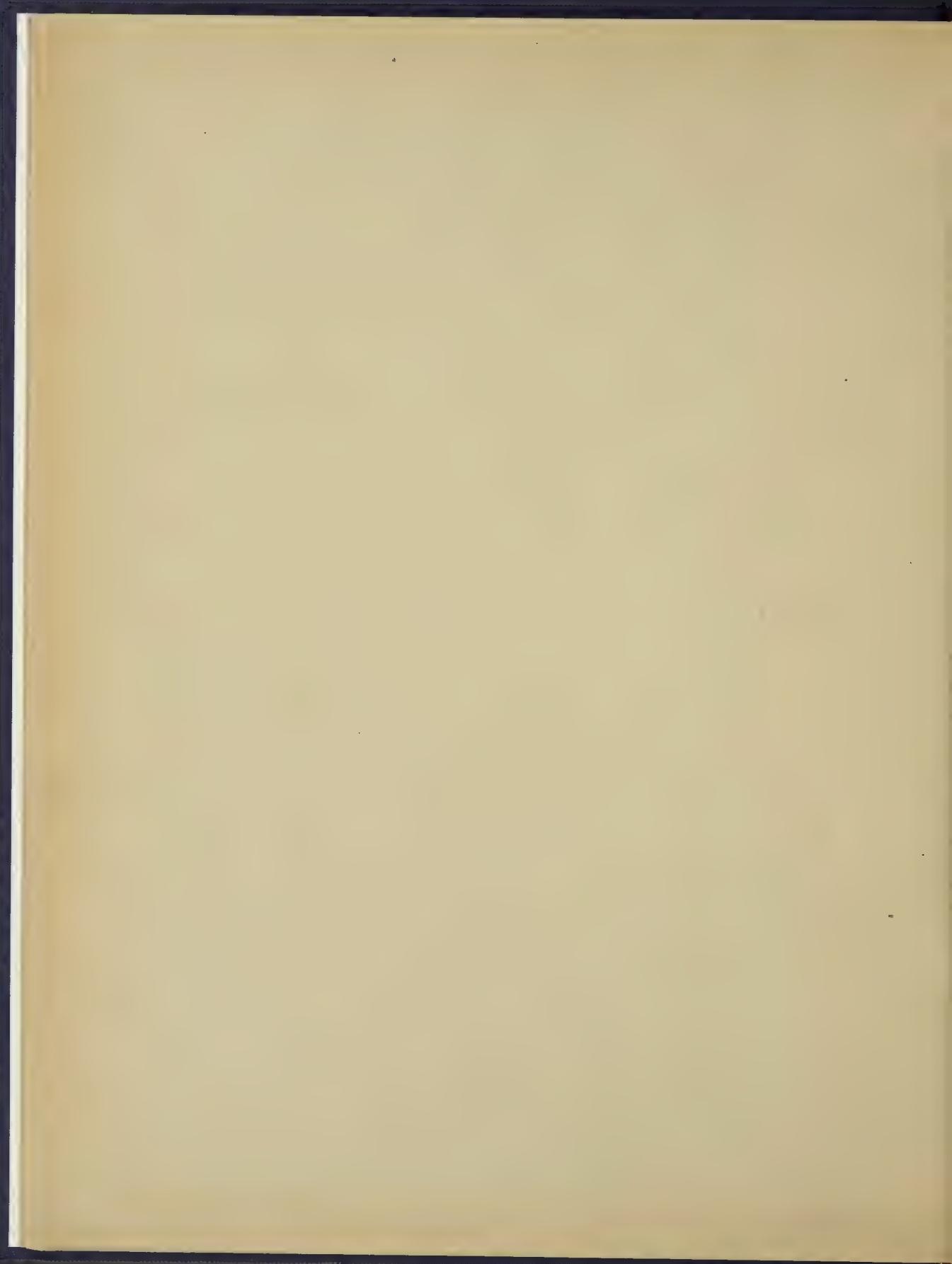
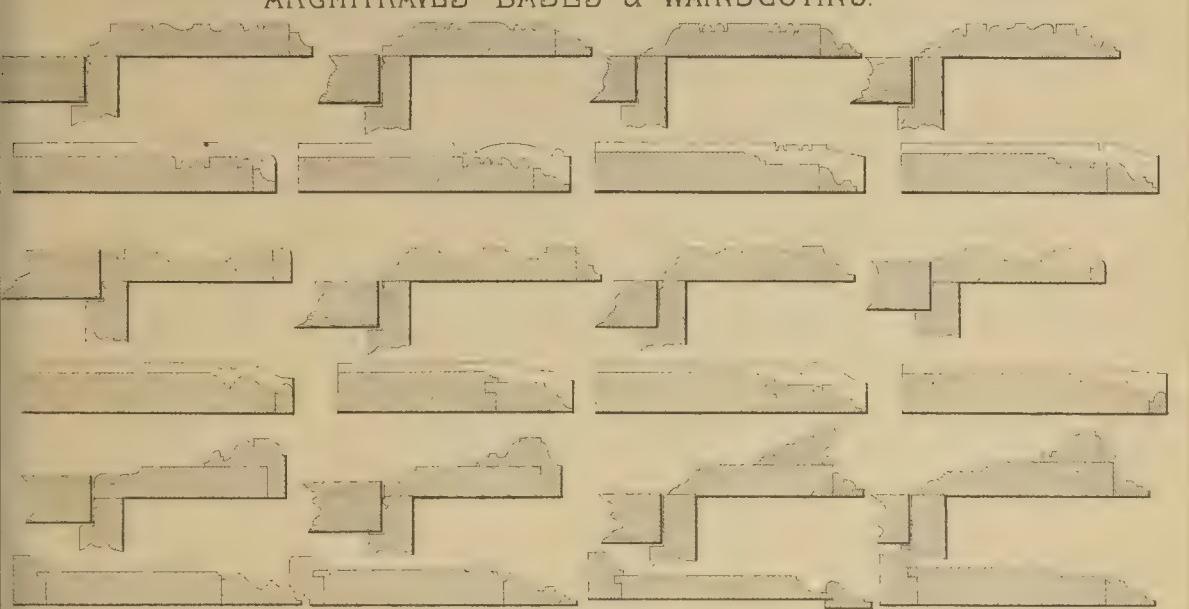


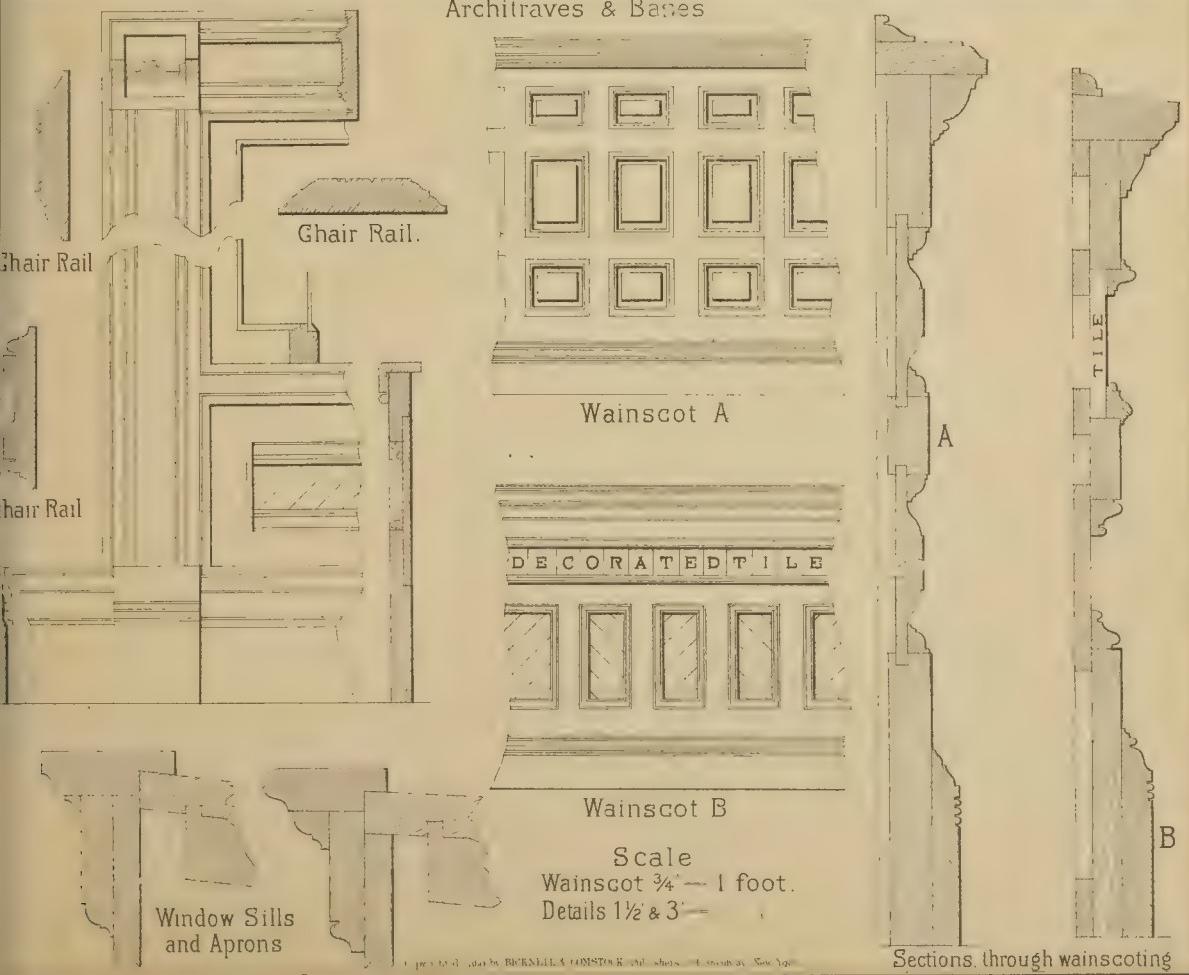
Fig. 6.

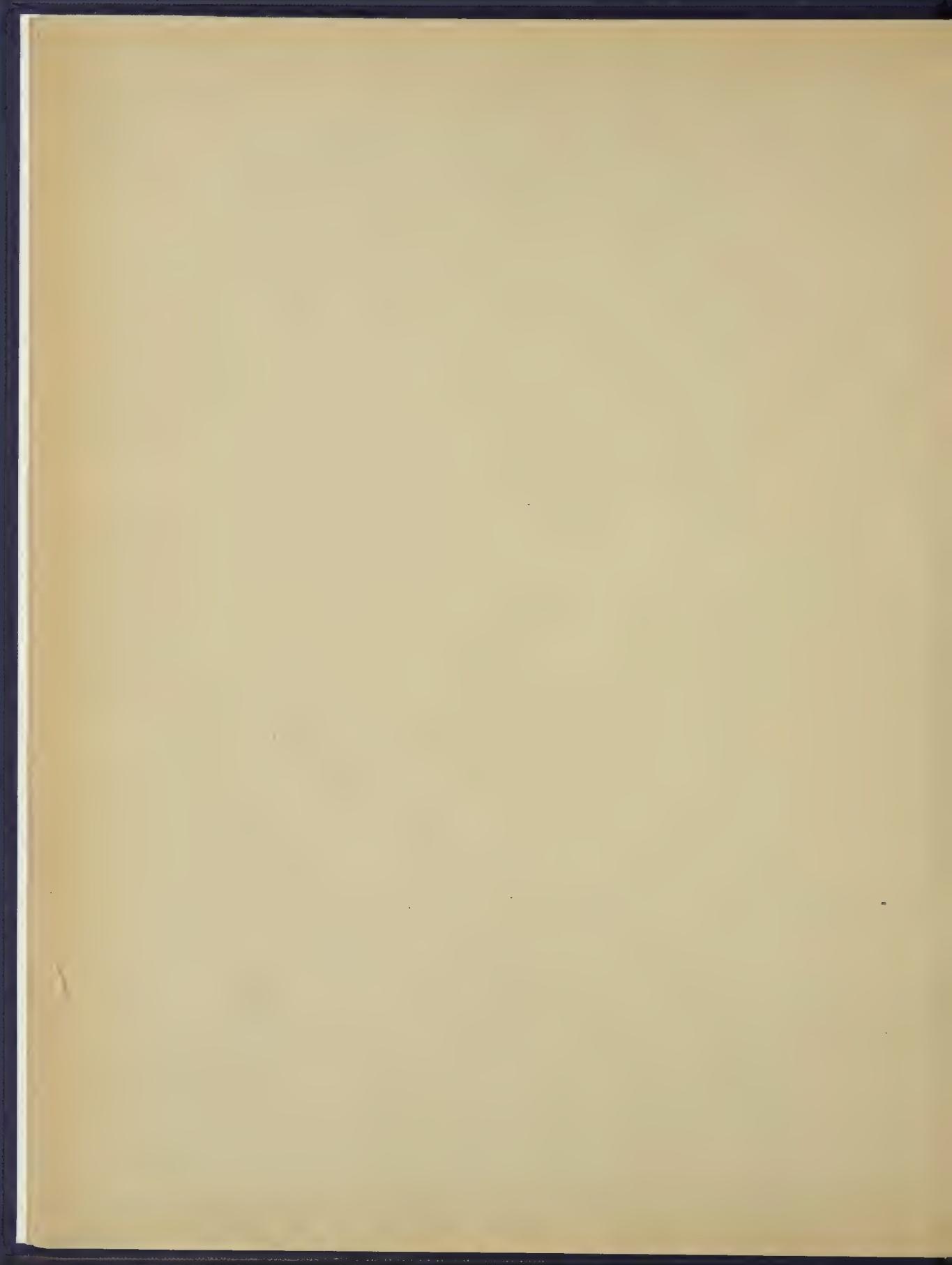


ARCHITRAVES BASES & WAINSCOTING.



Architraves & Bases





BALCONIES.

FIG. 1.

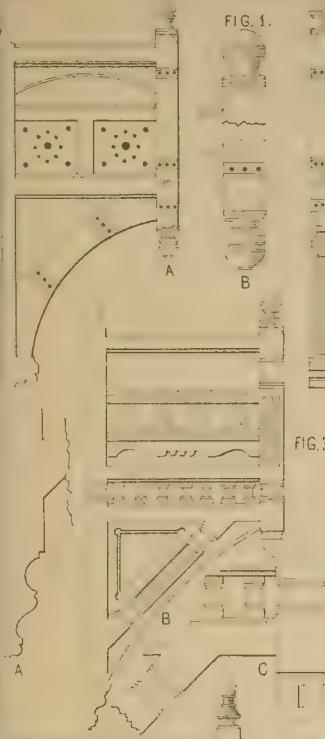


FIG. 2.

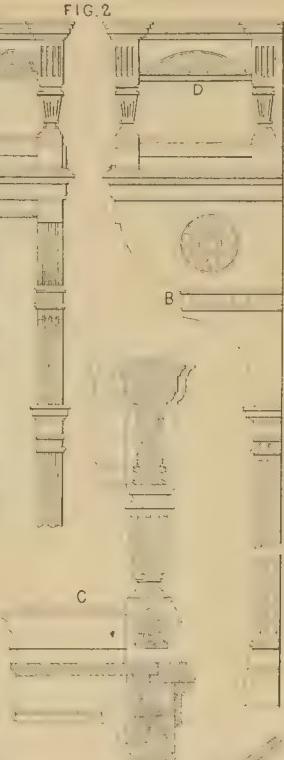


FIG. 3.

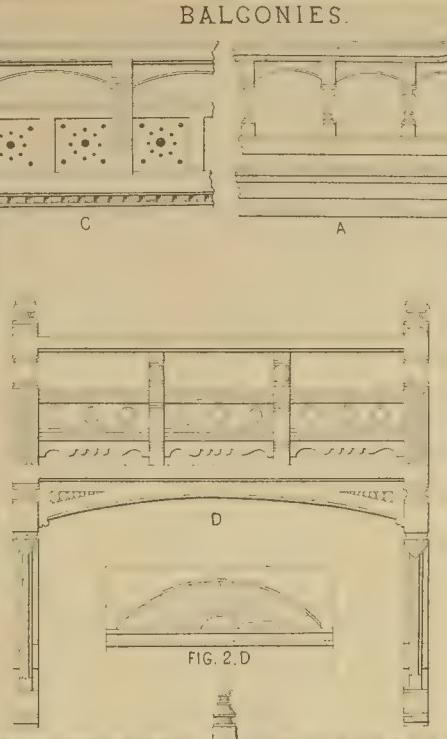
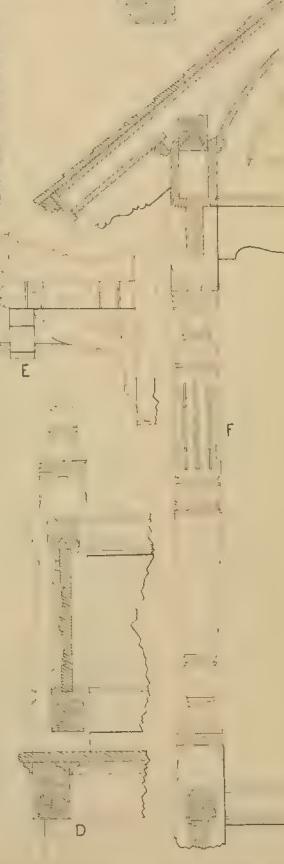
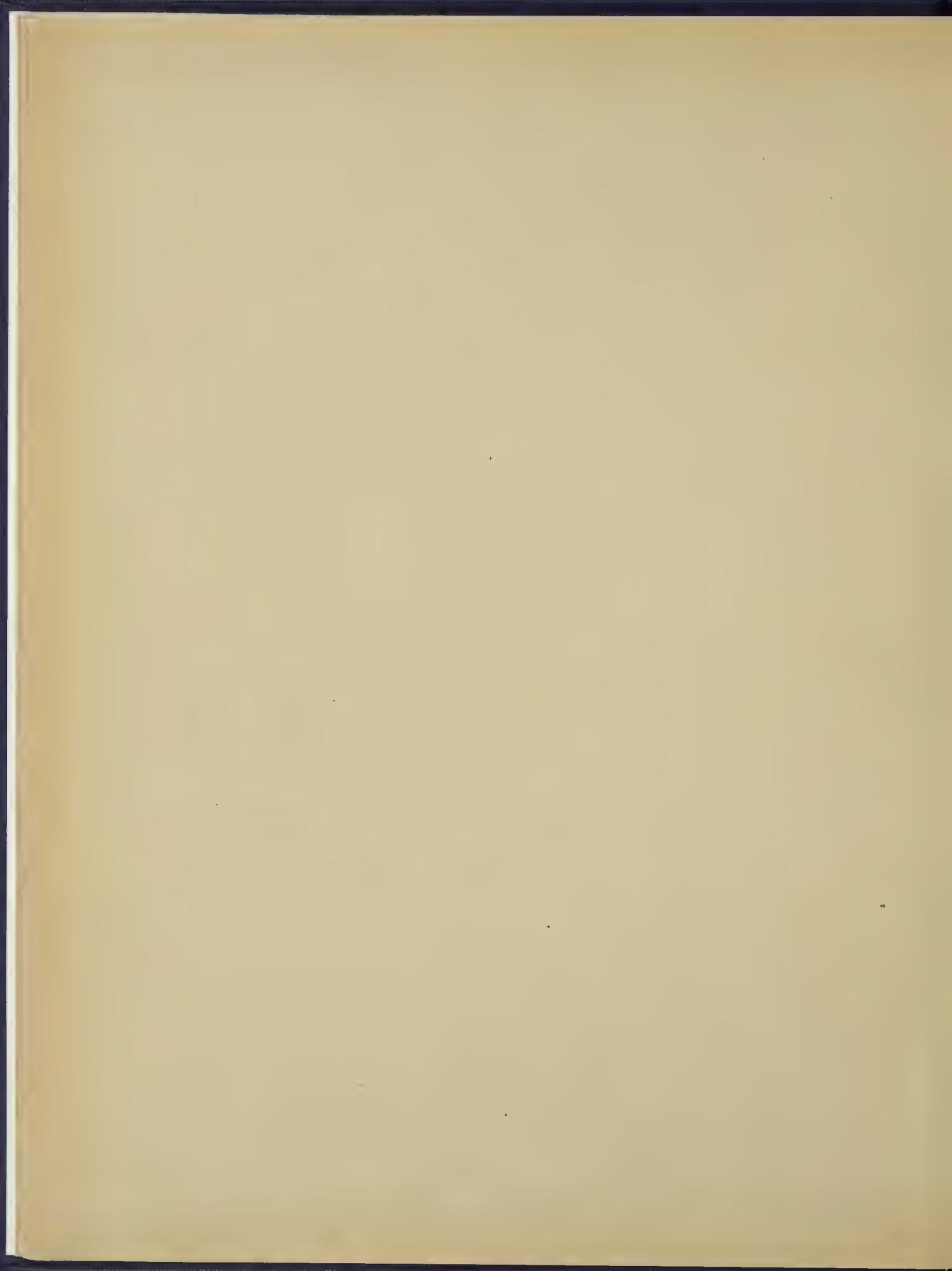


FIG. 2.D

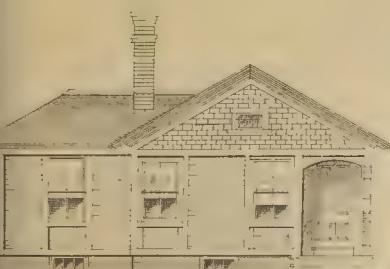
ELEVATIONS
SCALE $\frac{3}{8}$ IN = 1 FTDETAILS
SCALE $\frac{3}{4}$ IN = 1 FT

FIG. 4.

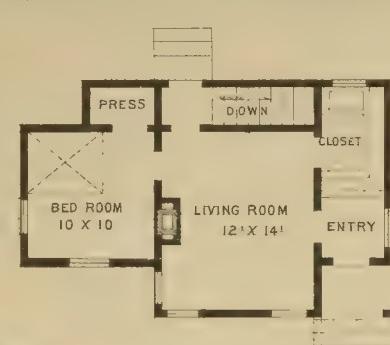




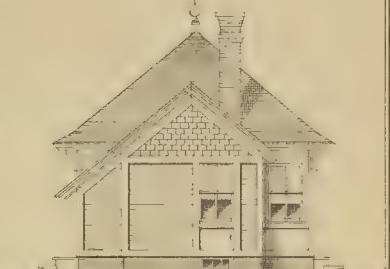
IRON COLLAR THROUGH PARTITIONS



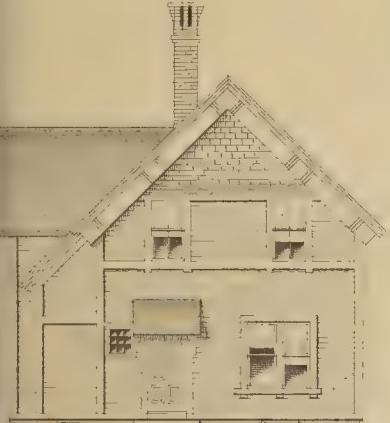
Elevation 'A'
Front



Design No.1.



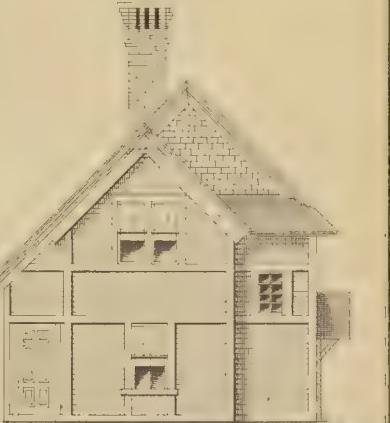
Elevation 'B'
Side



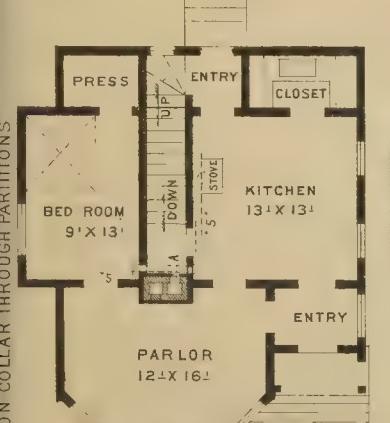
Elevation 'A'
Front



Design No.2



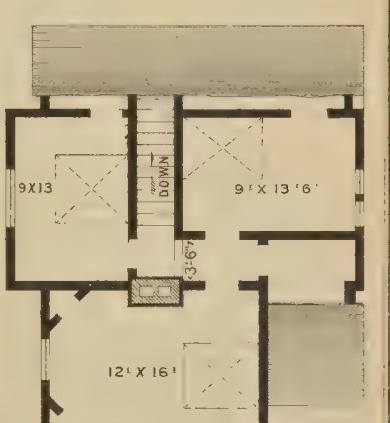
Elevation 'B'
Side.



First Floor



Front Elevation



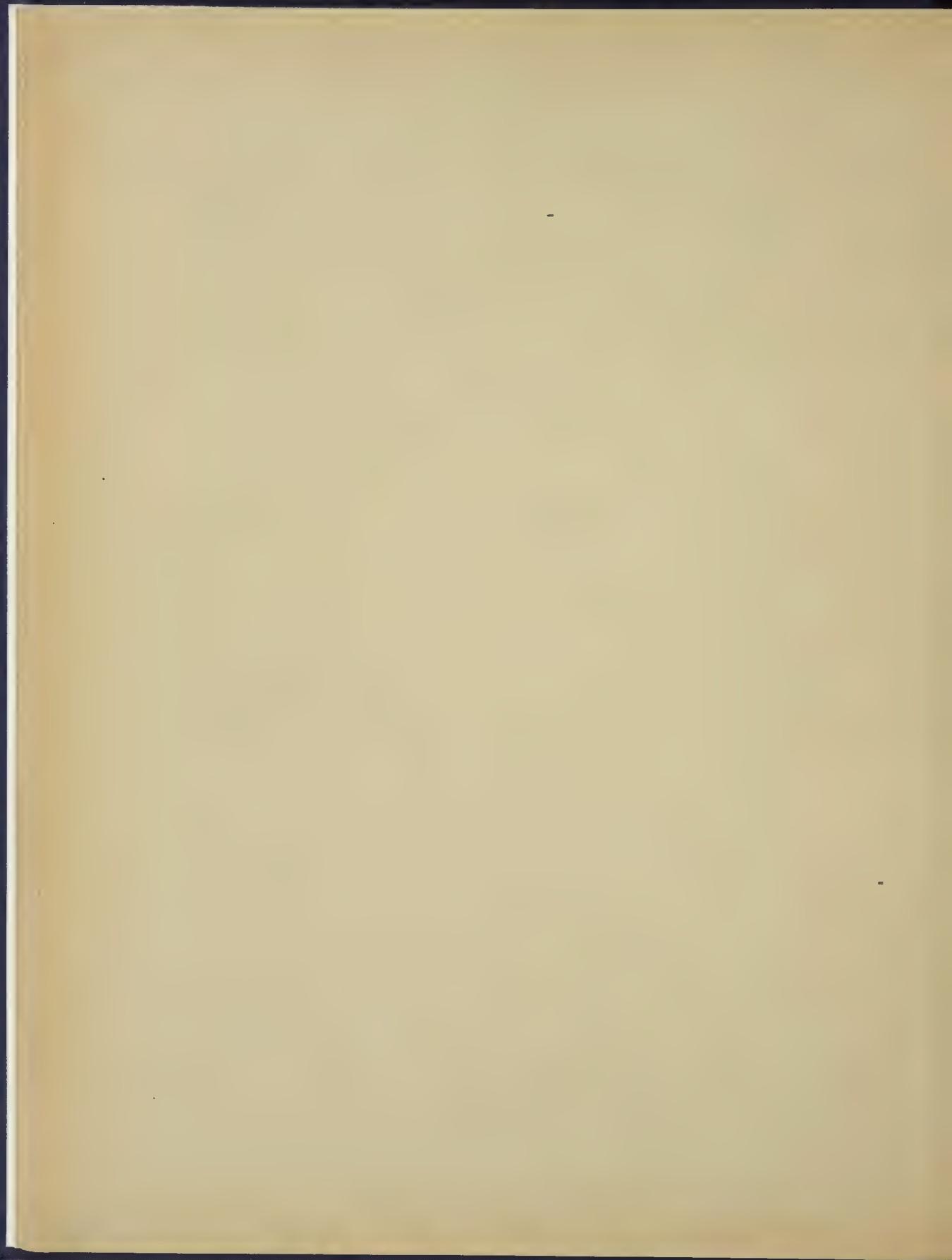
Second Floor

HEIGHT OF STORIES SAME AS No. 2.

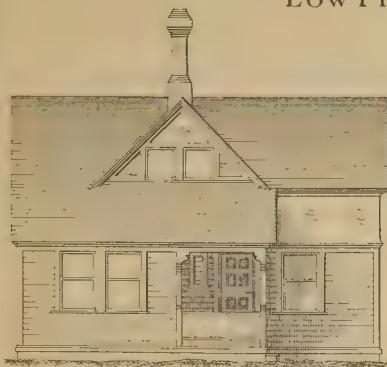
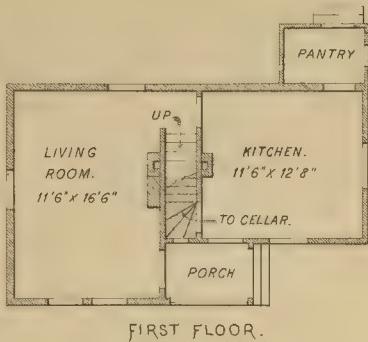
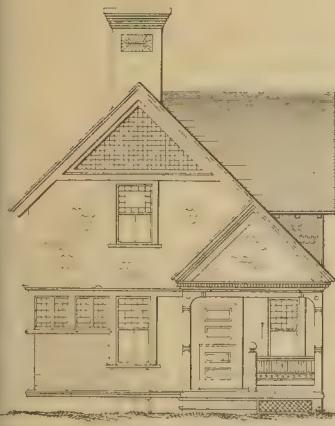
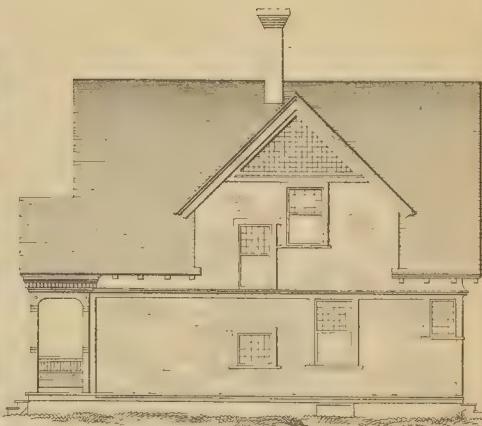
Design No.3.

SCALE OF ALL DESIGNS $\frac{3}{32}$ TO THE FOOT.

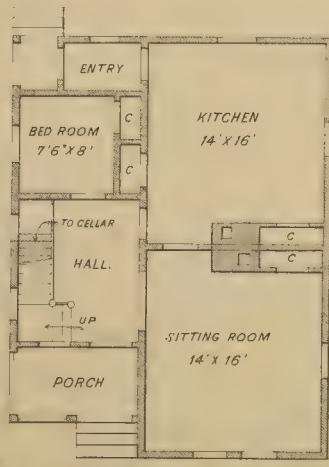
Copyright 1886 by BIRKBECK & COINSTOCK, Publishers, 96 Broadway, New York.

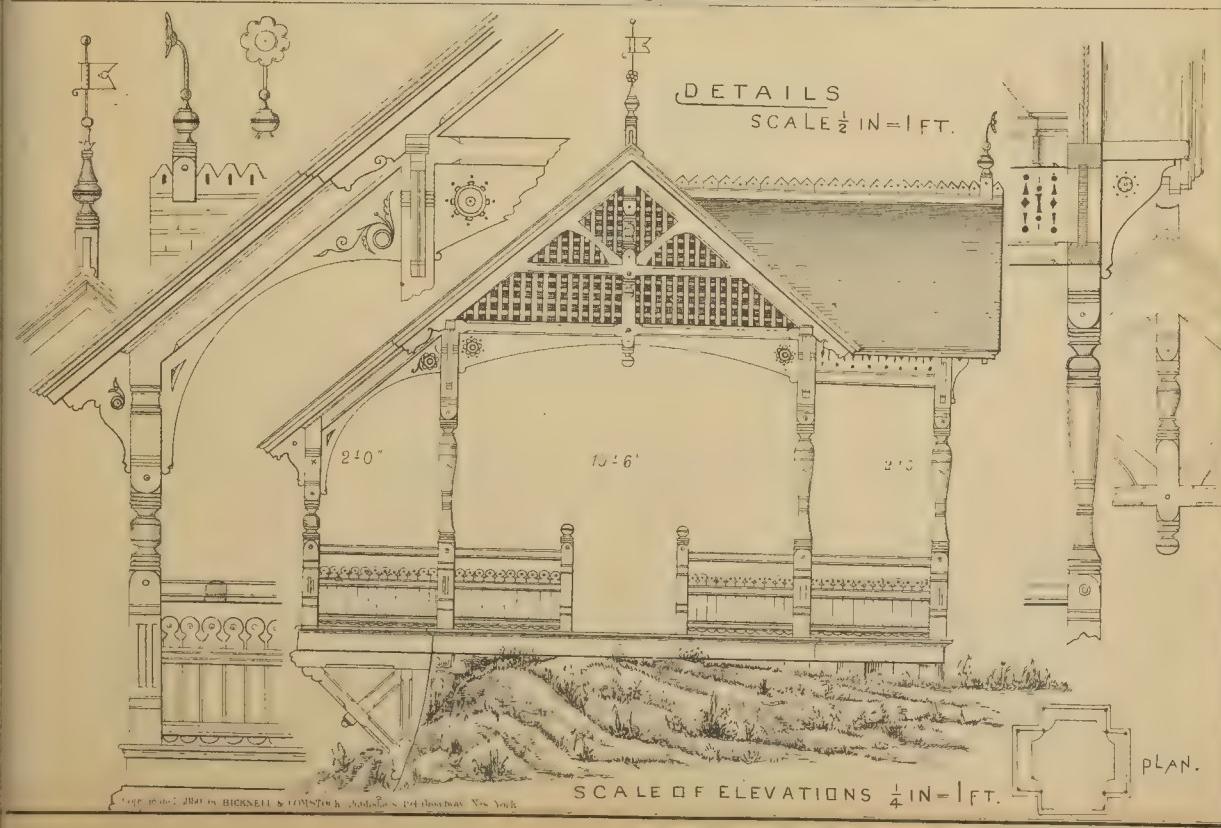
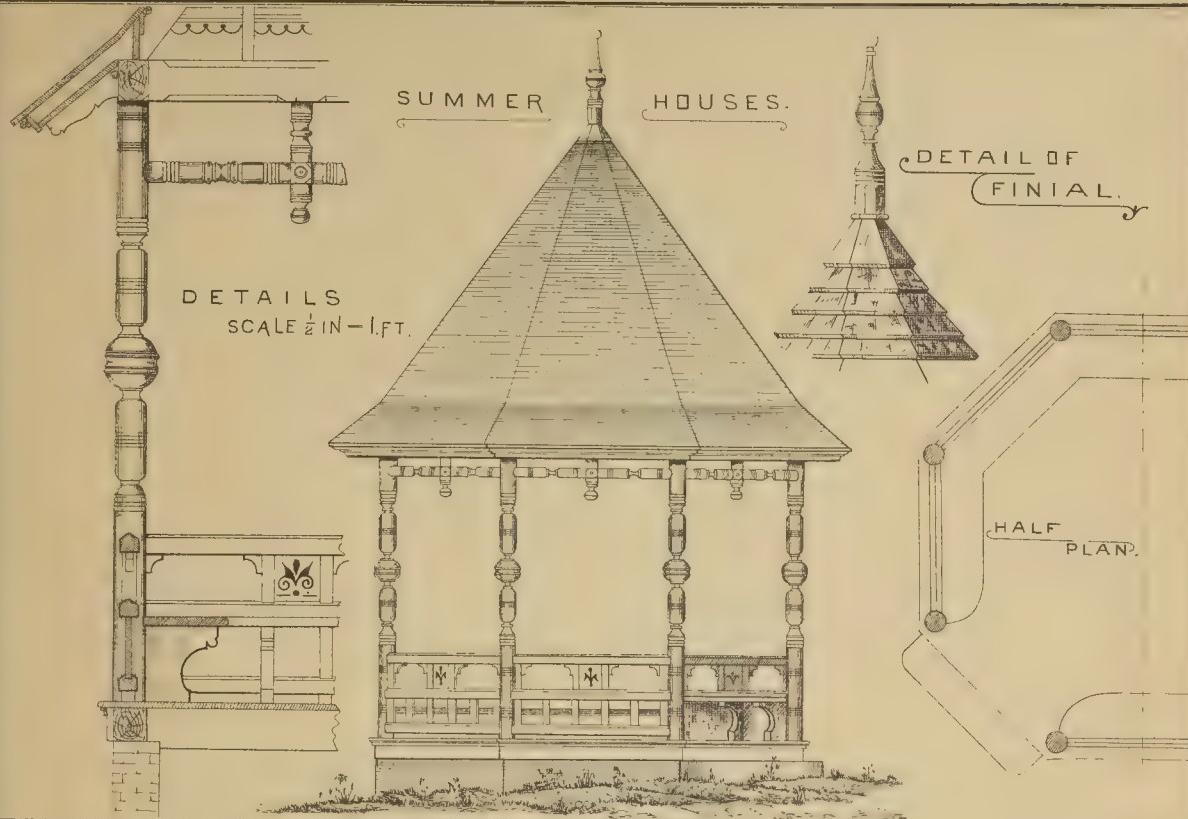


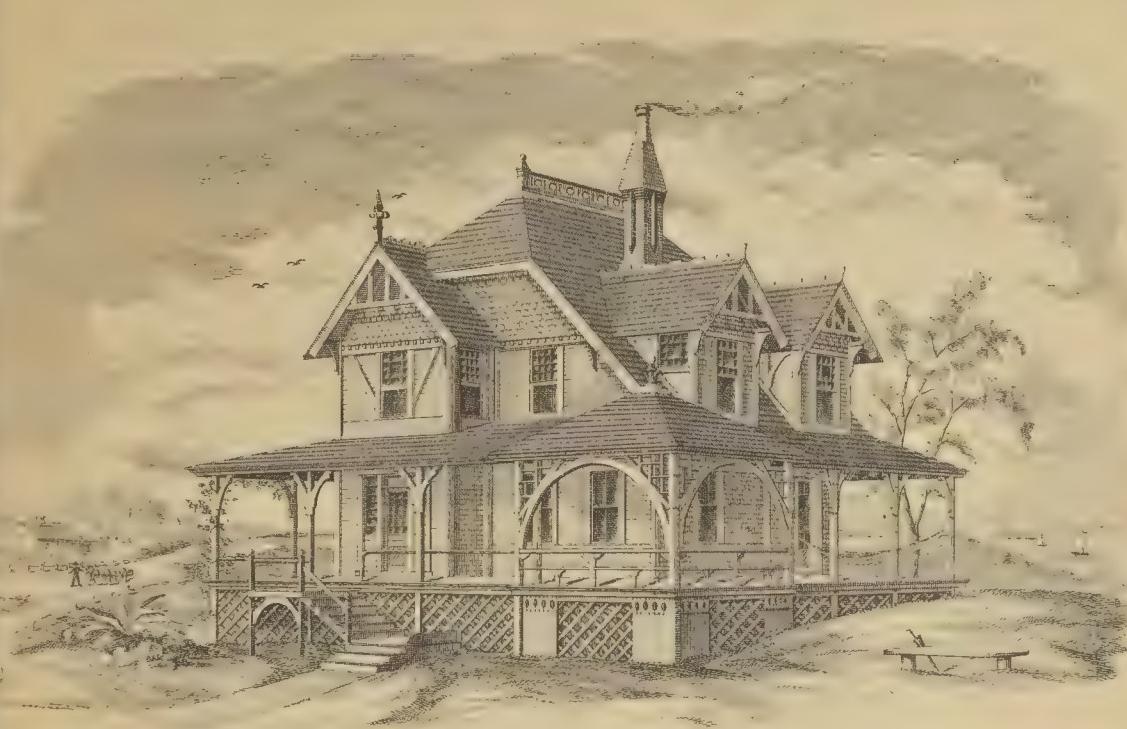
LOW PRICED QUEEN ANNE COTTAGES.

FRONT N^o. 1SIDE N^o. 1.FRONT N^o. 2.SIDE N^o. 2.

SCALE 32'-0" = 1 FOOT

FRONT N^o. 3.FRONT N^o. 4.

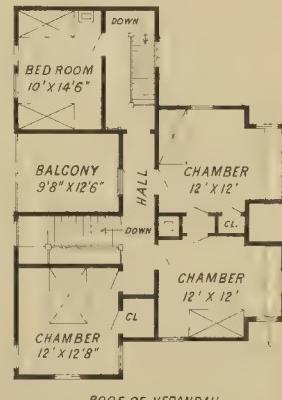
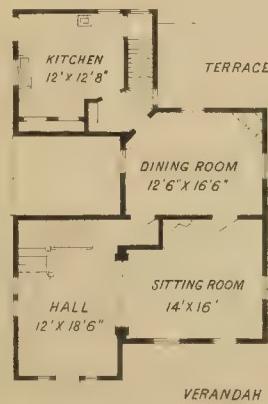




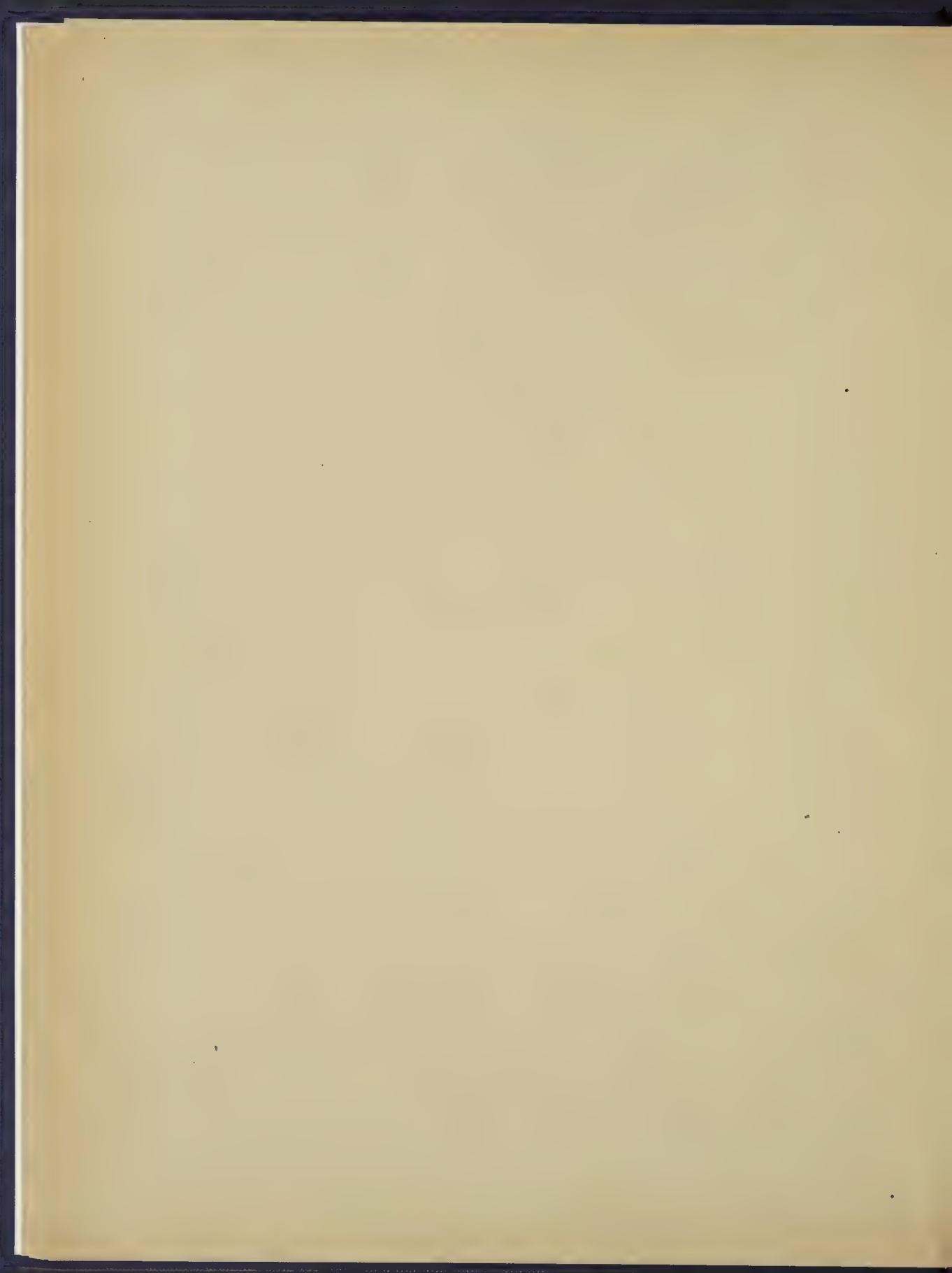
PERSPECTIVE VIEW.

SEASHORE HOUSE.

WM. G. PRESTON, ARCHT. BOSTON.

SCALE OF PLANS $\frac{1}{16}$ IN = 1 FT

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FRONT ELEVATION.

SCALE 1/8 IN = 1 FT



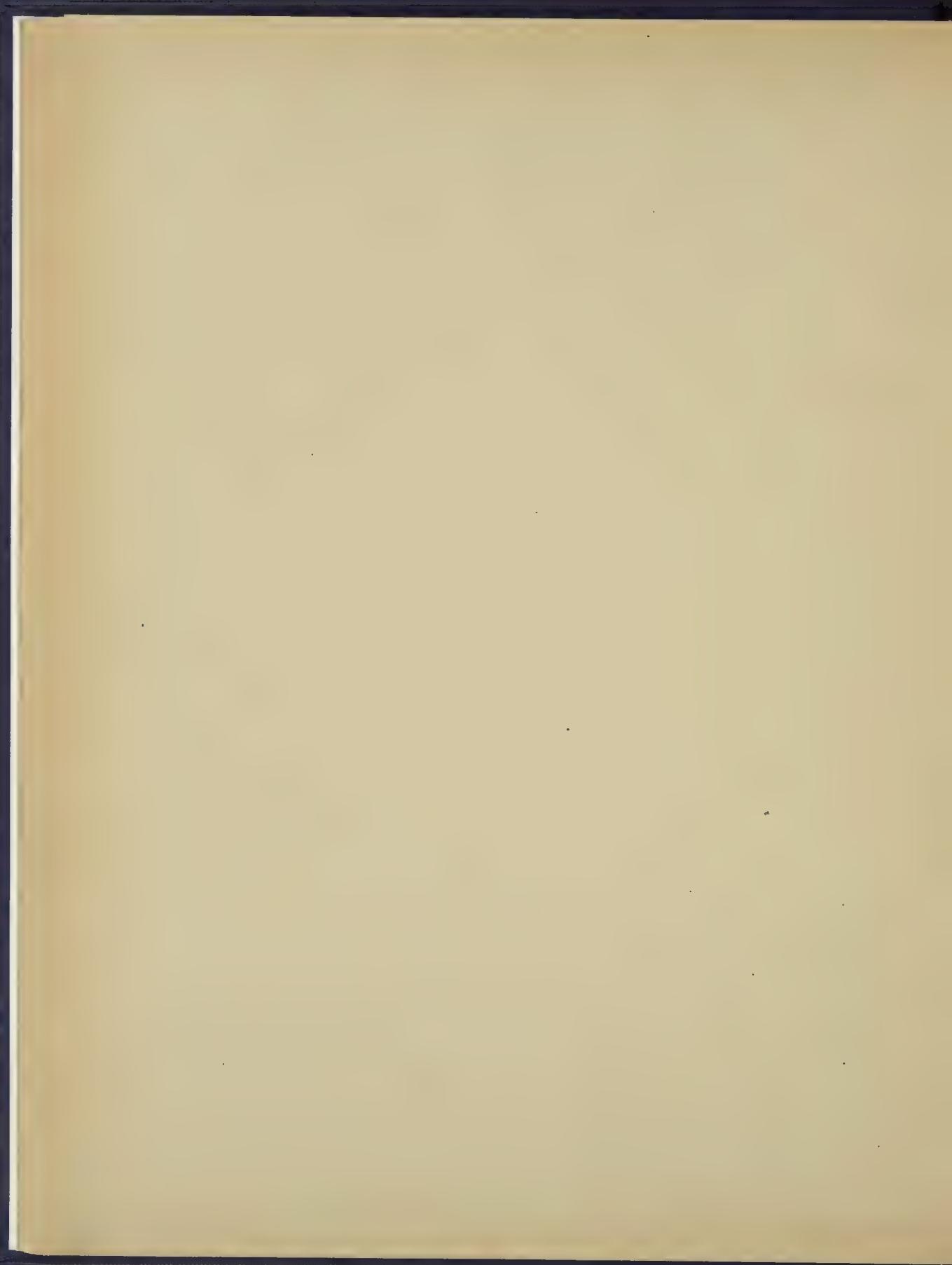
WEST ELEVATION

SCALE 1/16 IN = 1 FT

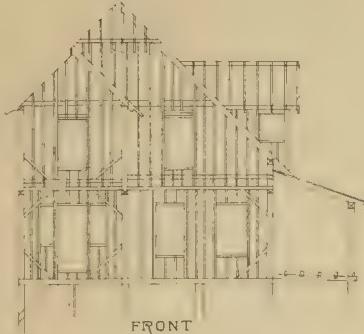
EAST ELEVATION

Elevations.

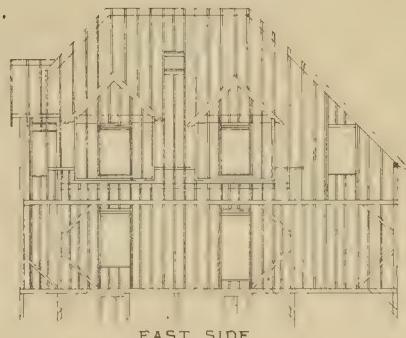
Design Plate 19.



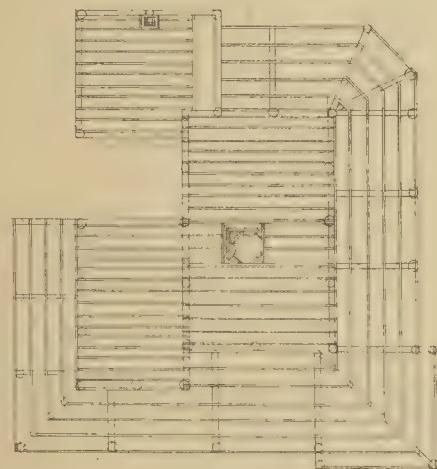
FRAMING PLANS DESIGN PLATE 17.



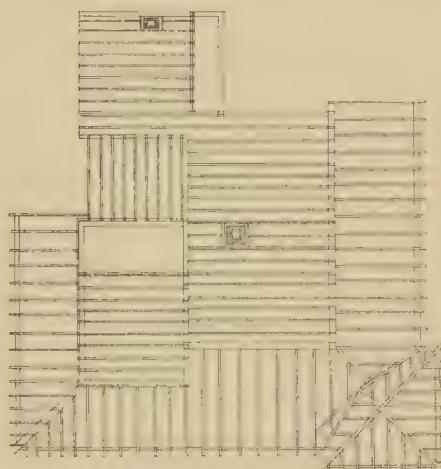
FRONT



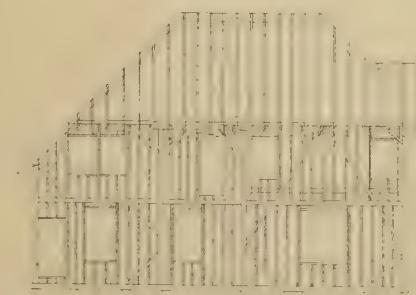
EAST SIDE



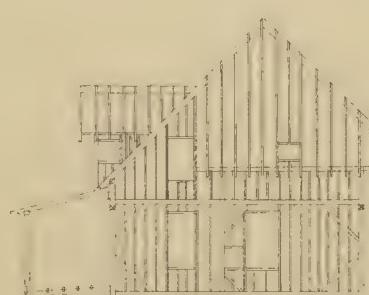
FIRST FLOOR



SECOND FLOOR

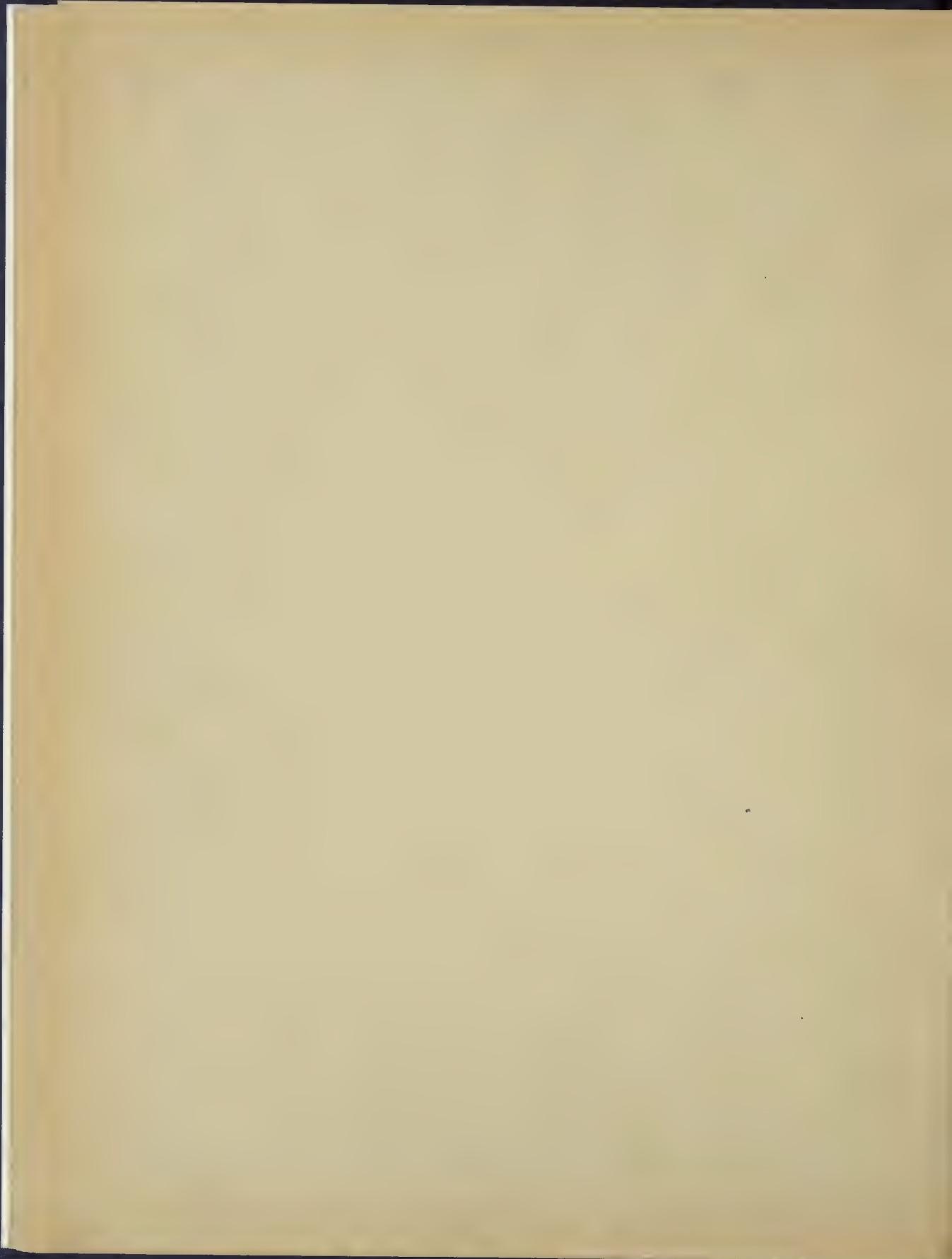


WEST SIDE

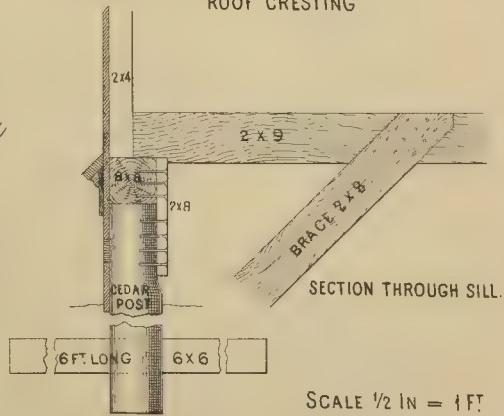
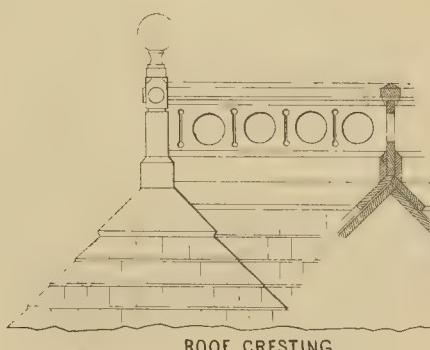
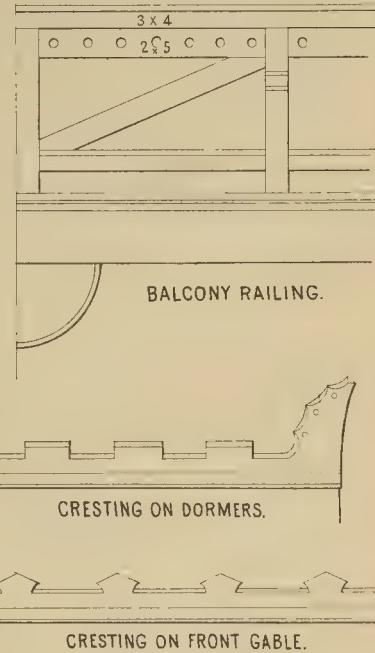
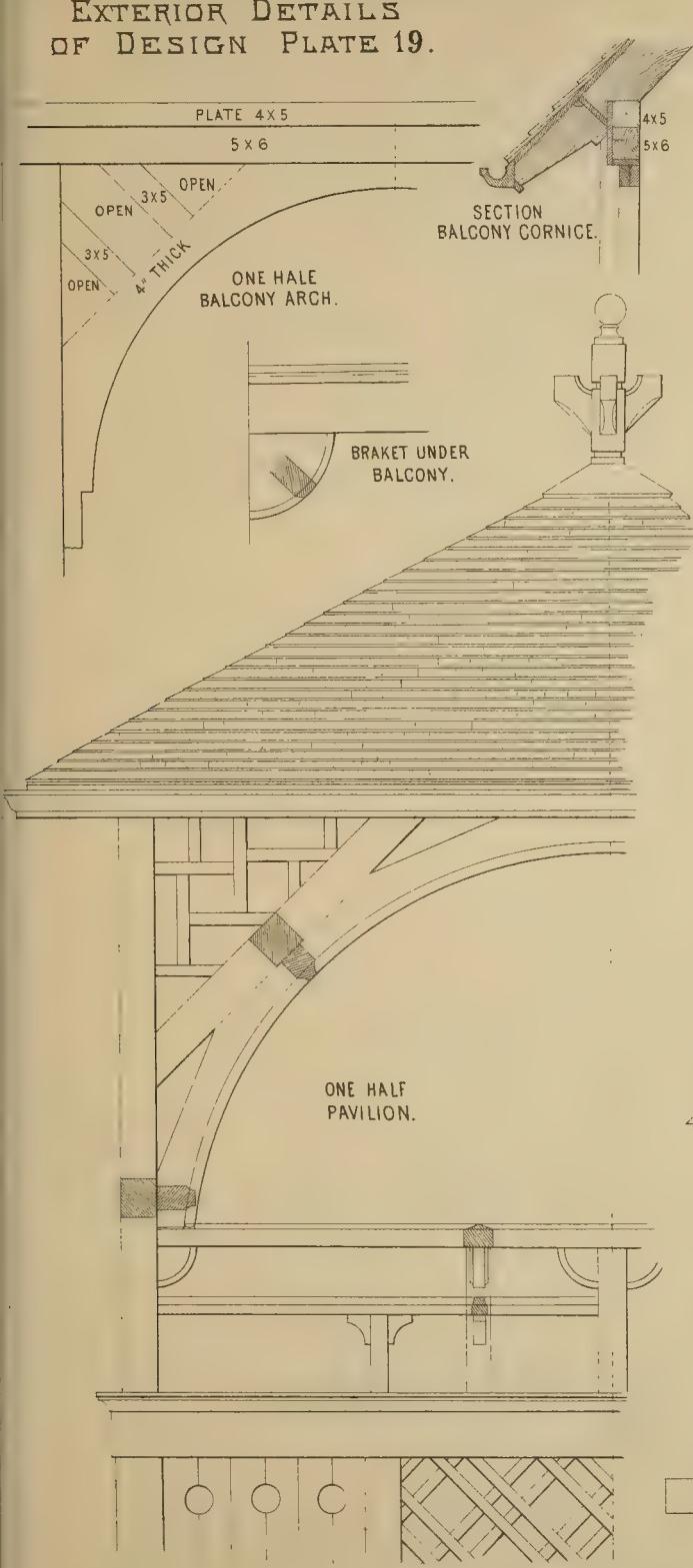


REAR

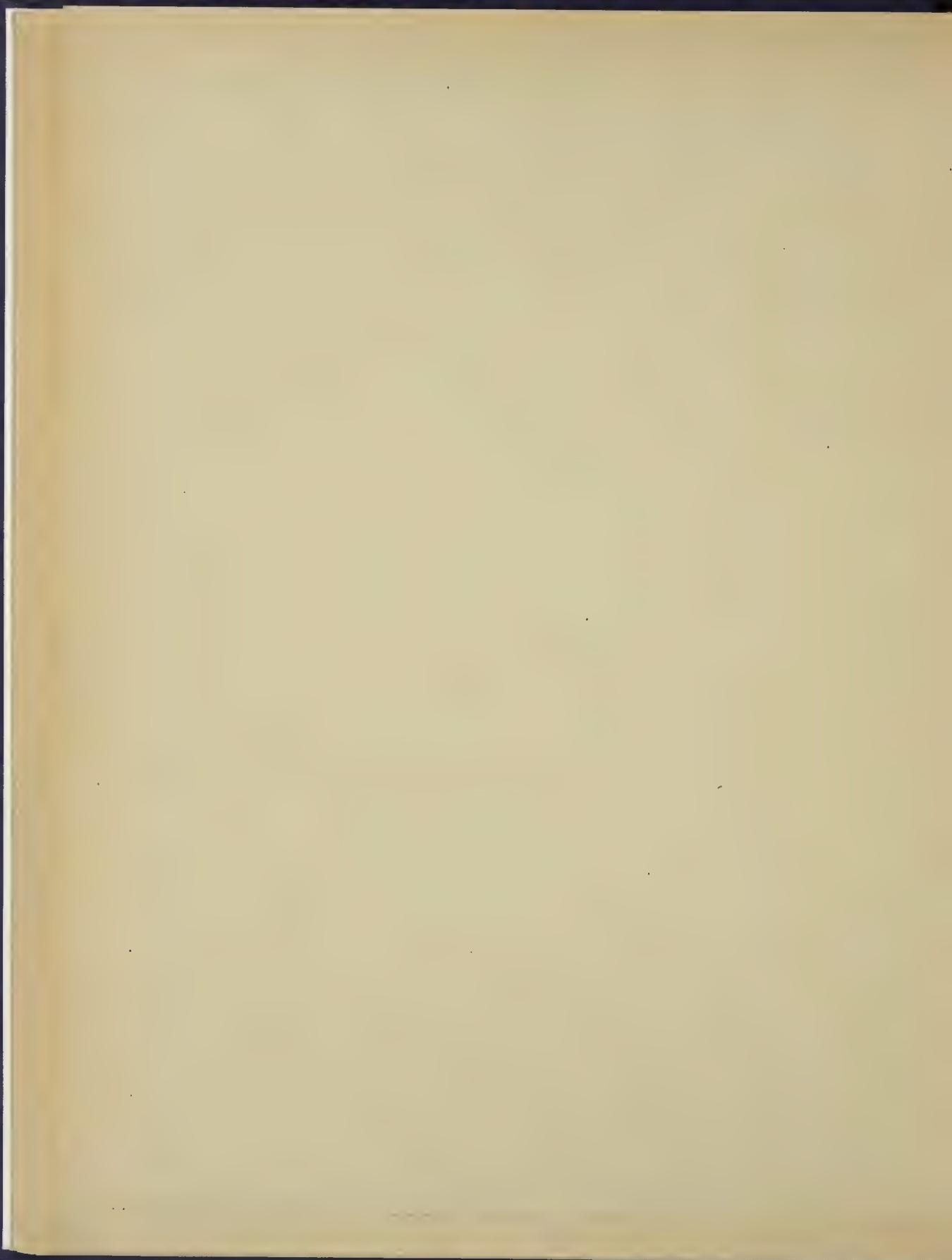
Scale $\frac{1}{16}$ " = 1 ft.

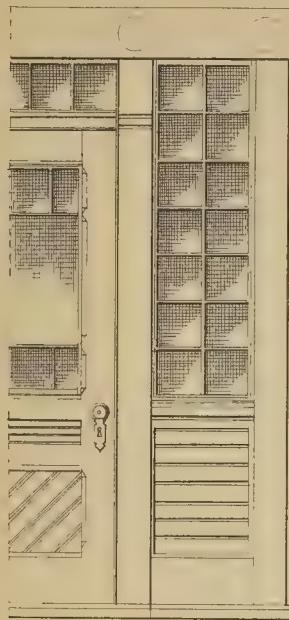
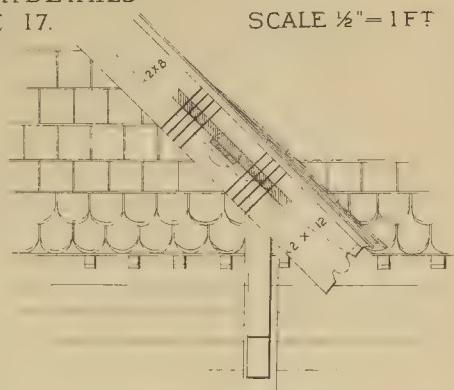
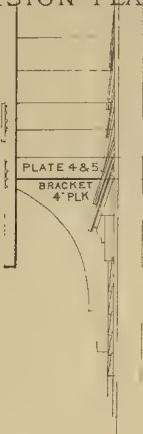


**EXTERIOR DETAILS
OF DESIGN PLATE 19.**

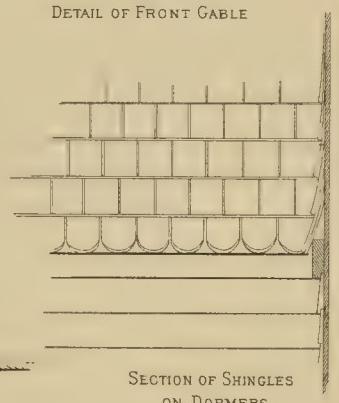
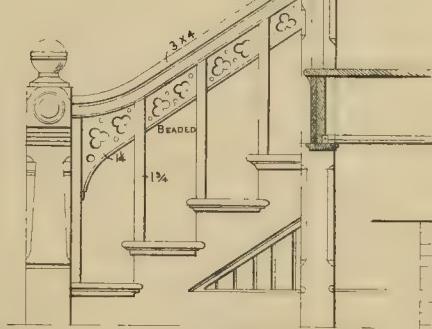


SCALE $\frac{1}{2}$ IN = 1 FT

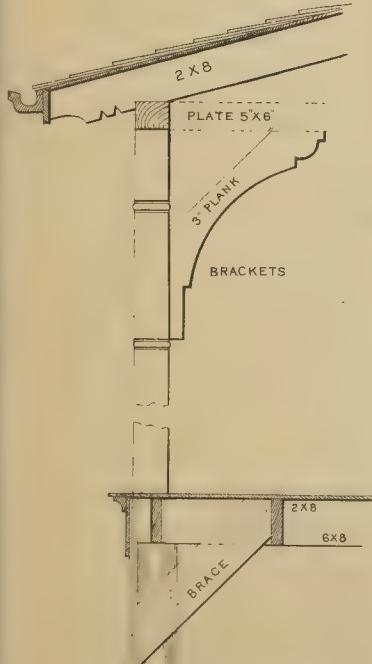
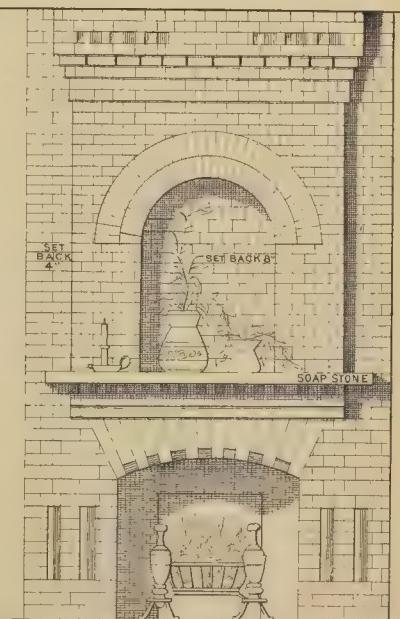
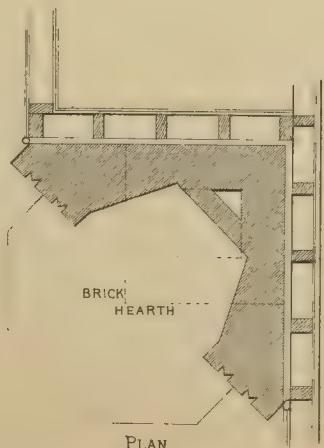


EXTERIOR AND INTERIOR DETAILS
OF DESIGN PLATE 17.SCALE $\frac{1}{2}$ " = 1 FT. $\frac{1}{2}$ FRONT DOOR

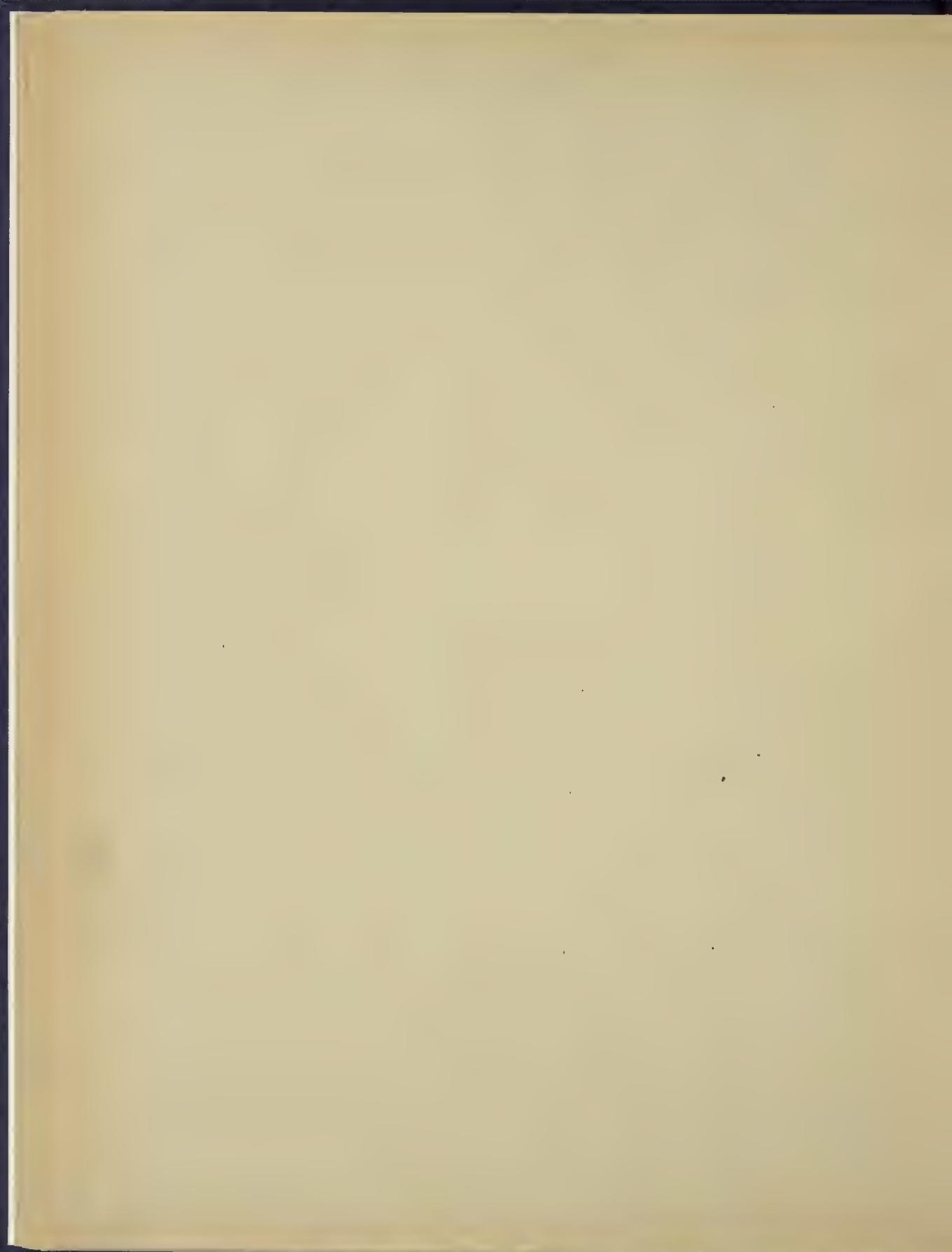
DETAIL OF FRONT GABLE

SECTION OF SHINGLES
ON DORMERS.

STAIR CASE

SECTION THRO'
PIAZZA

FIRE PLACE



WINDOW SASH QUEEN ANNE STYLE.

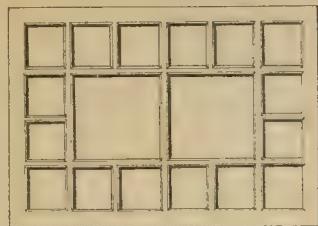


FIG. 1.

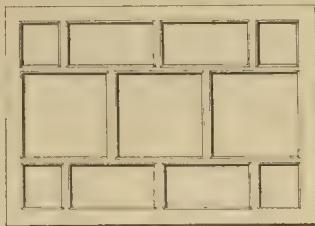


FIG. 2.

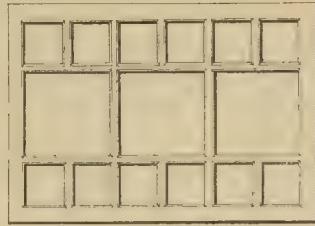


FIG. 3.

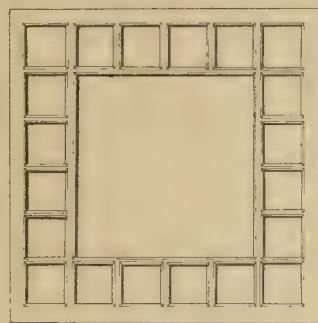


FIG. 4.

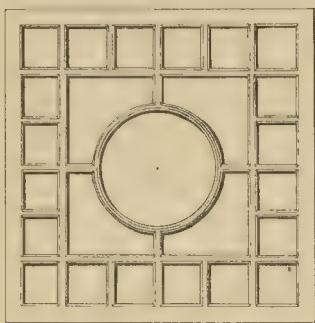


FIG. 5.

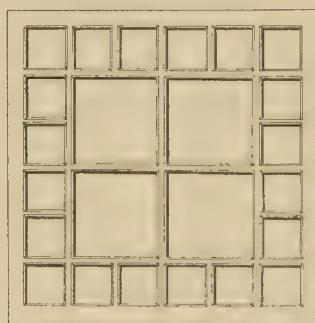


FIG. 6.

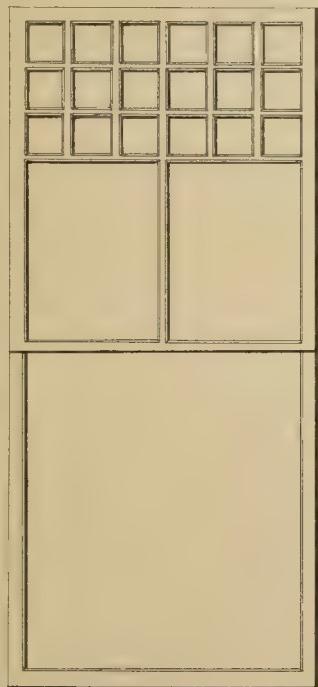


FIG. 7.

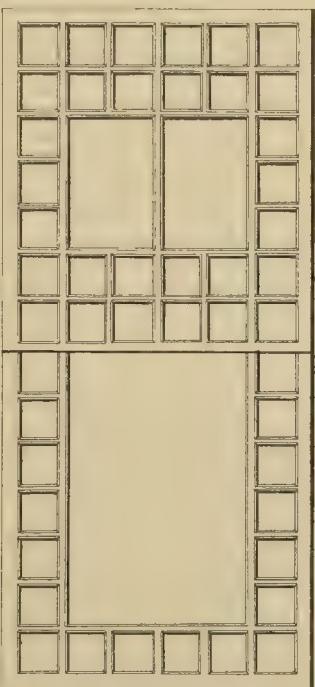


FIG. 8.

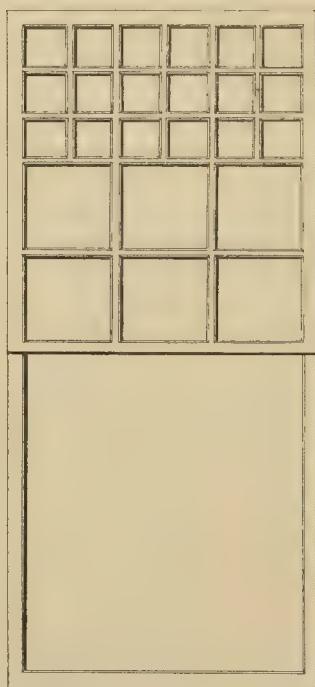


FIG. 9.



BOTTOM RAIL



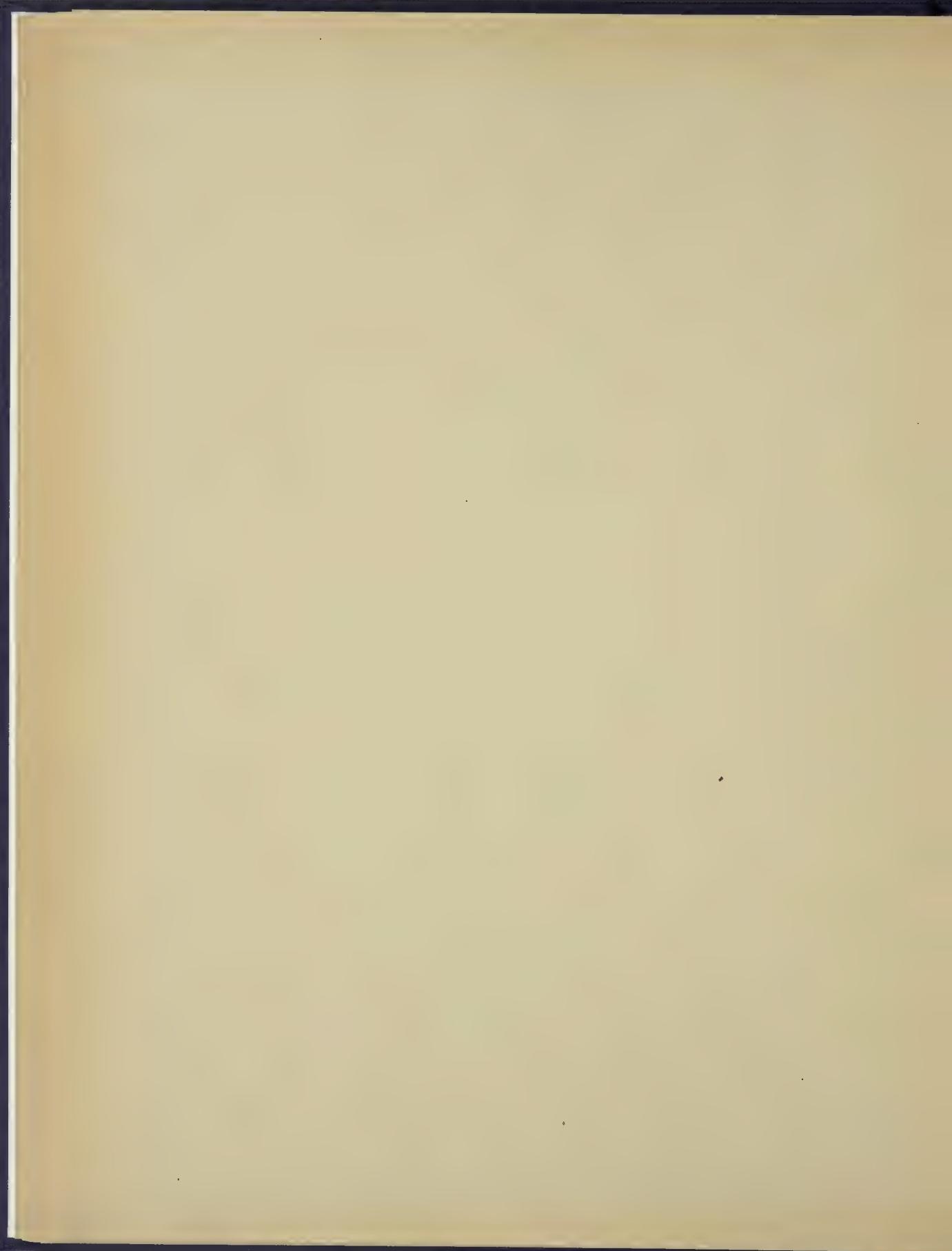
STILE



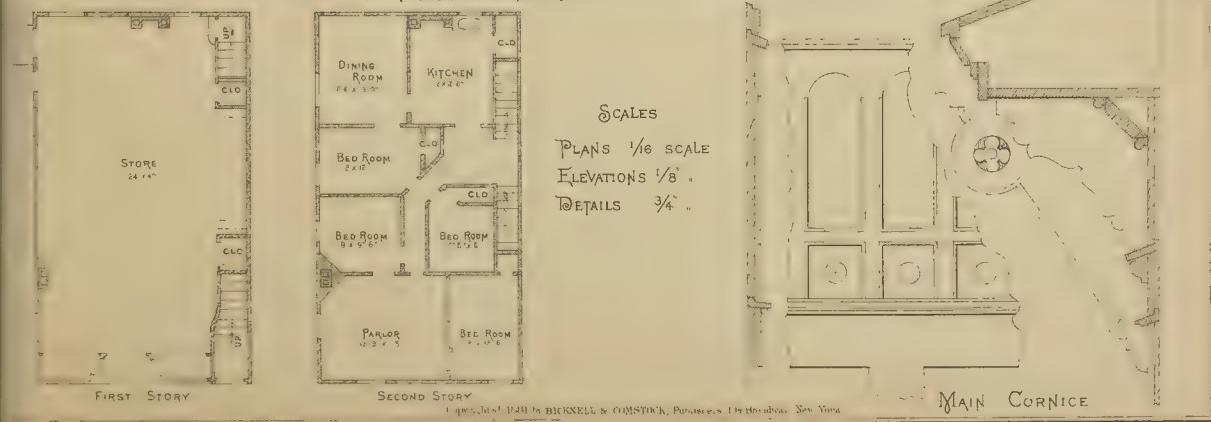
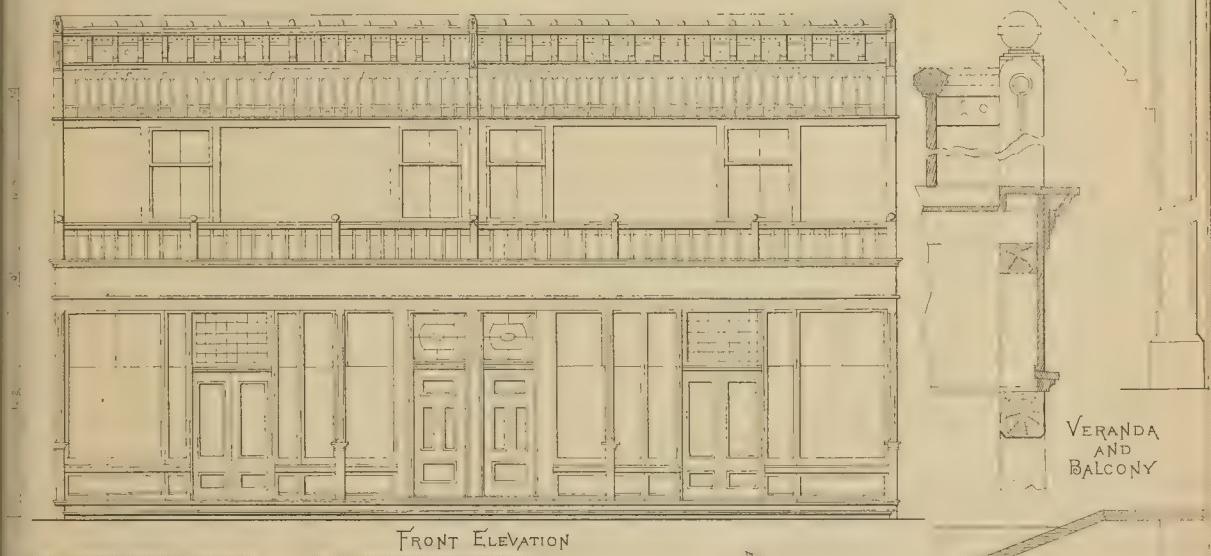
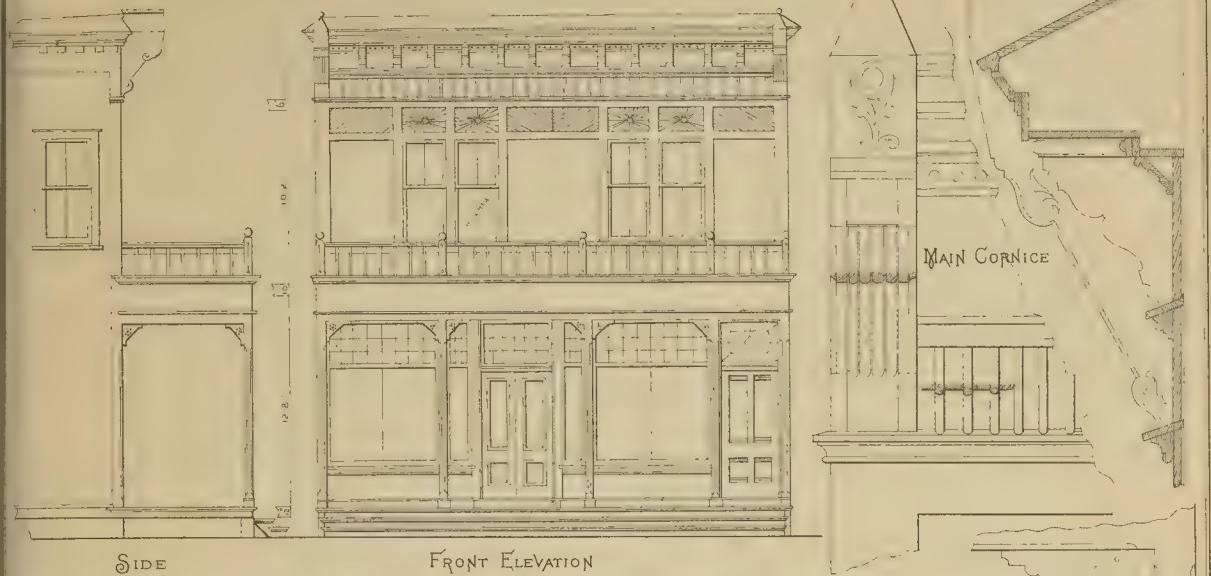
BAR

SCALE OF ELEVATION $\frac{3}{4}$ IN.=1 FT.

SCALE OF SECTIONS 3 IN.=1 FT.

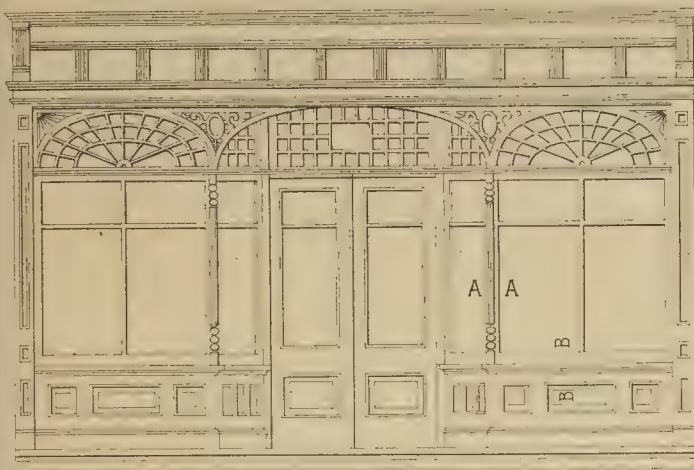


STORE FRONTS AND DETAILS.





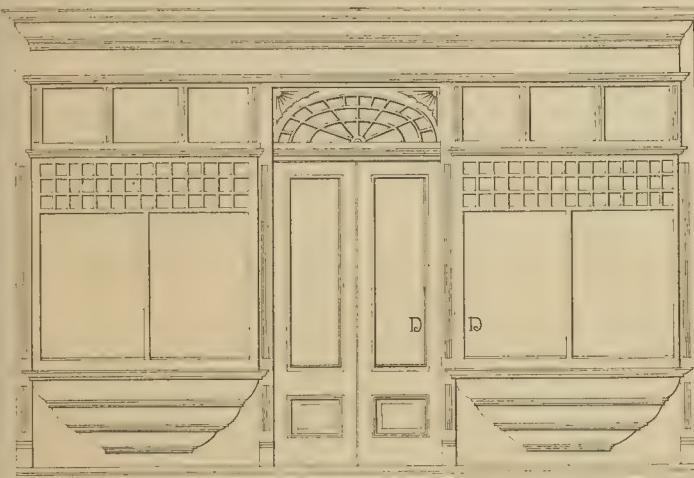
STORE FRONTS AND DETAILS.



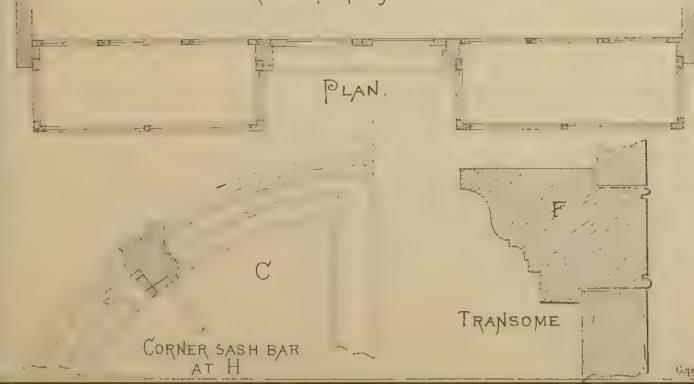
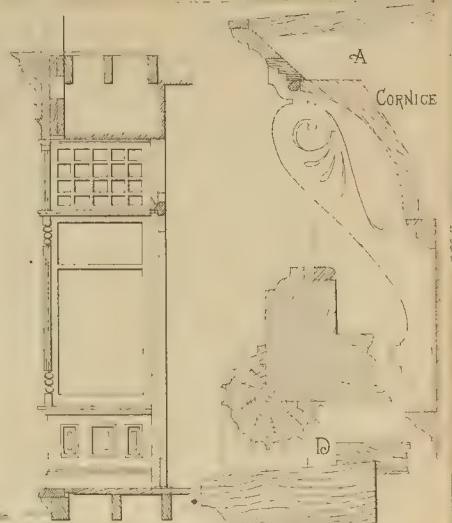
ELEVATION NO. 1



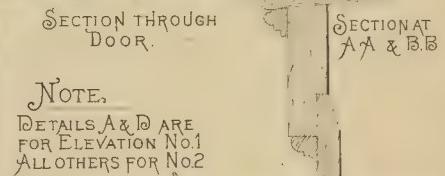
PLAN



ELEVATION NO. 2

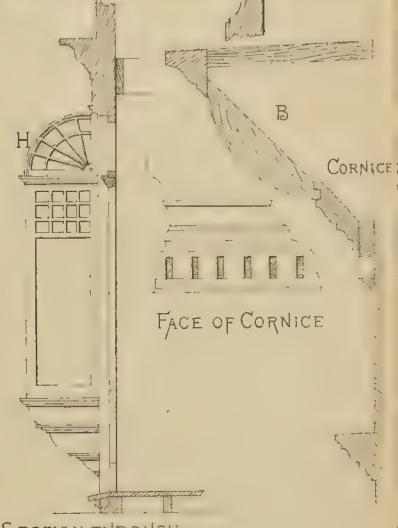
CORNER SASH BAR
AT H

SECTION THROUGH DOOR

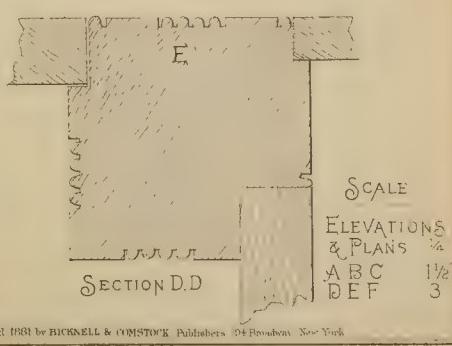


NOTE.

DETAILS A & D ARE
FOR ELEVATION NO. 1
ALL OTHERS FOR NO. 2

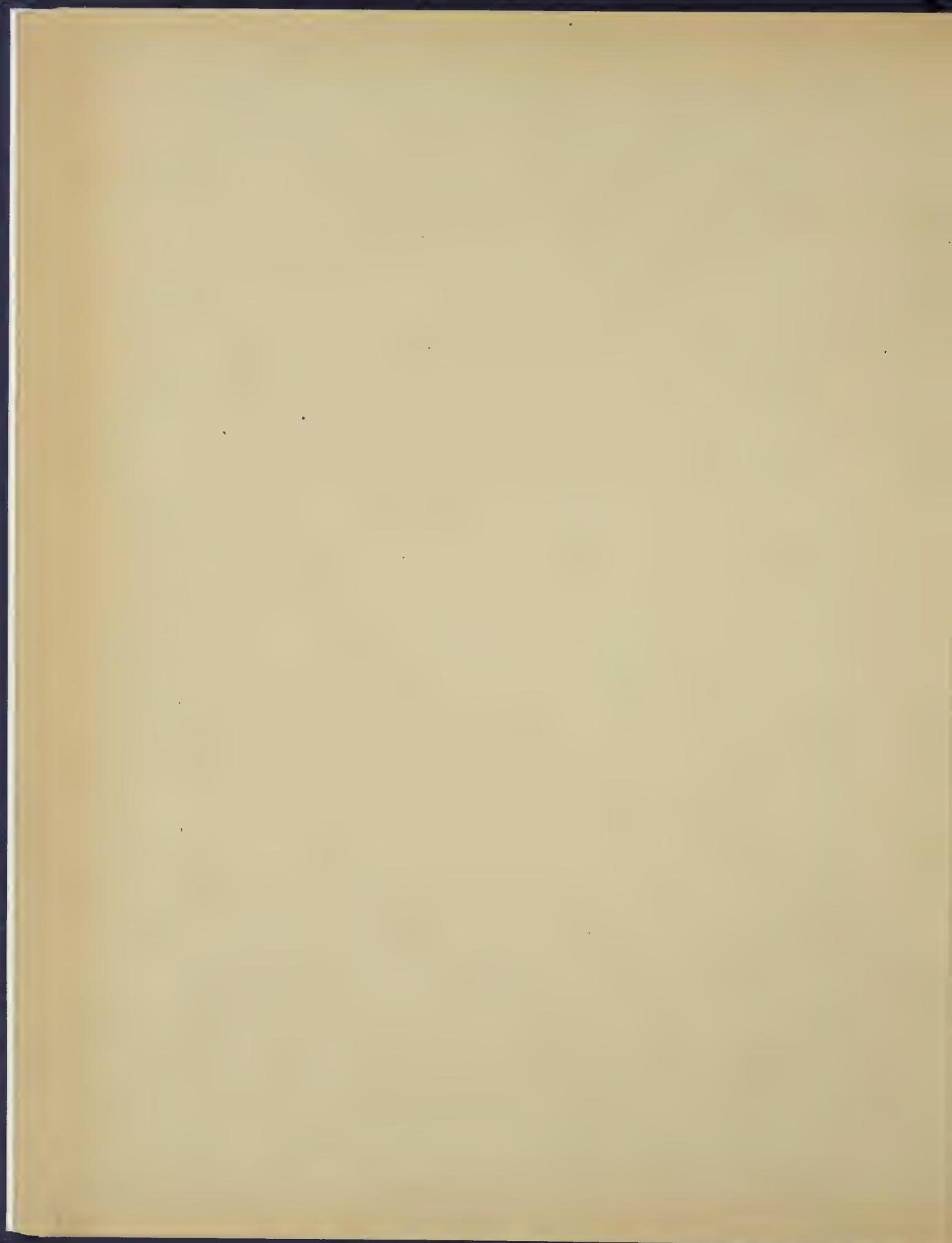


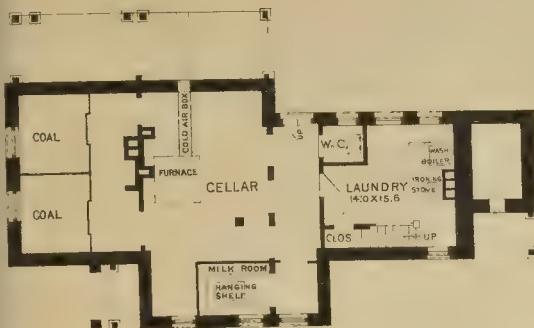
SECTION THROUGH DOOR



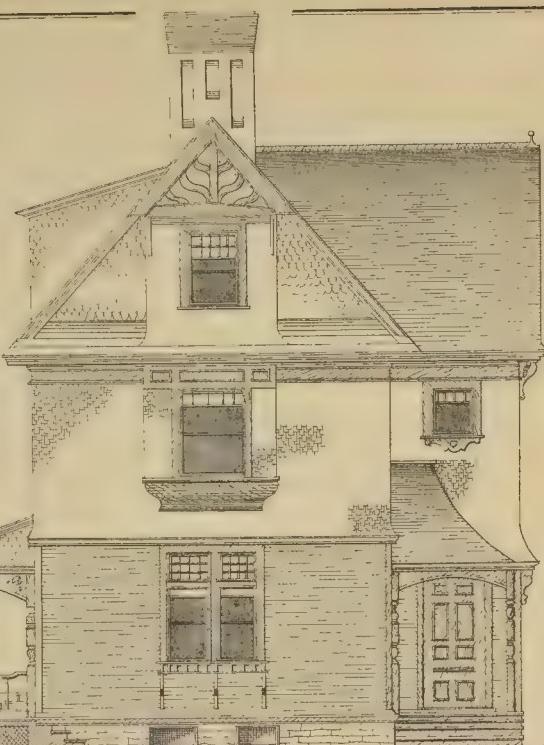
SECTION D.D

SCALE
ELEVATIONS & PLANS $\frac{1}{4}$
A B C $1\frac{1}{2}$
D E F 3



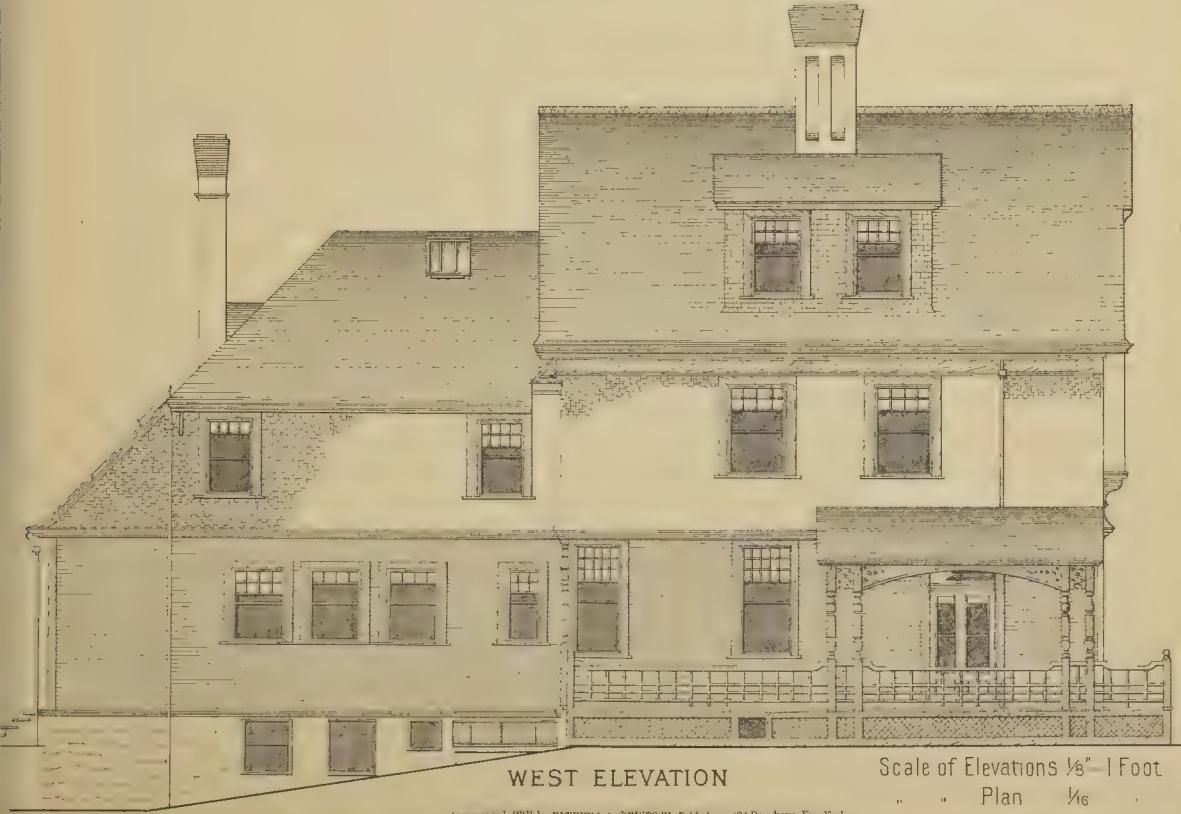


BASEMENT PLAN.



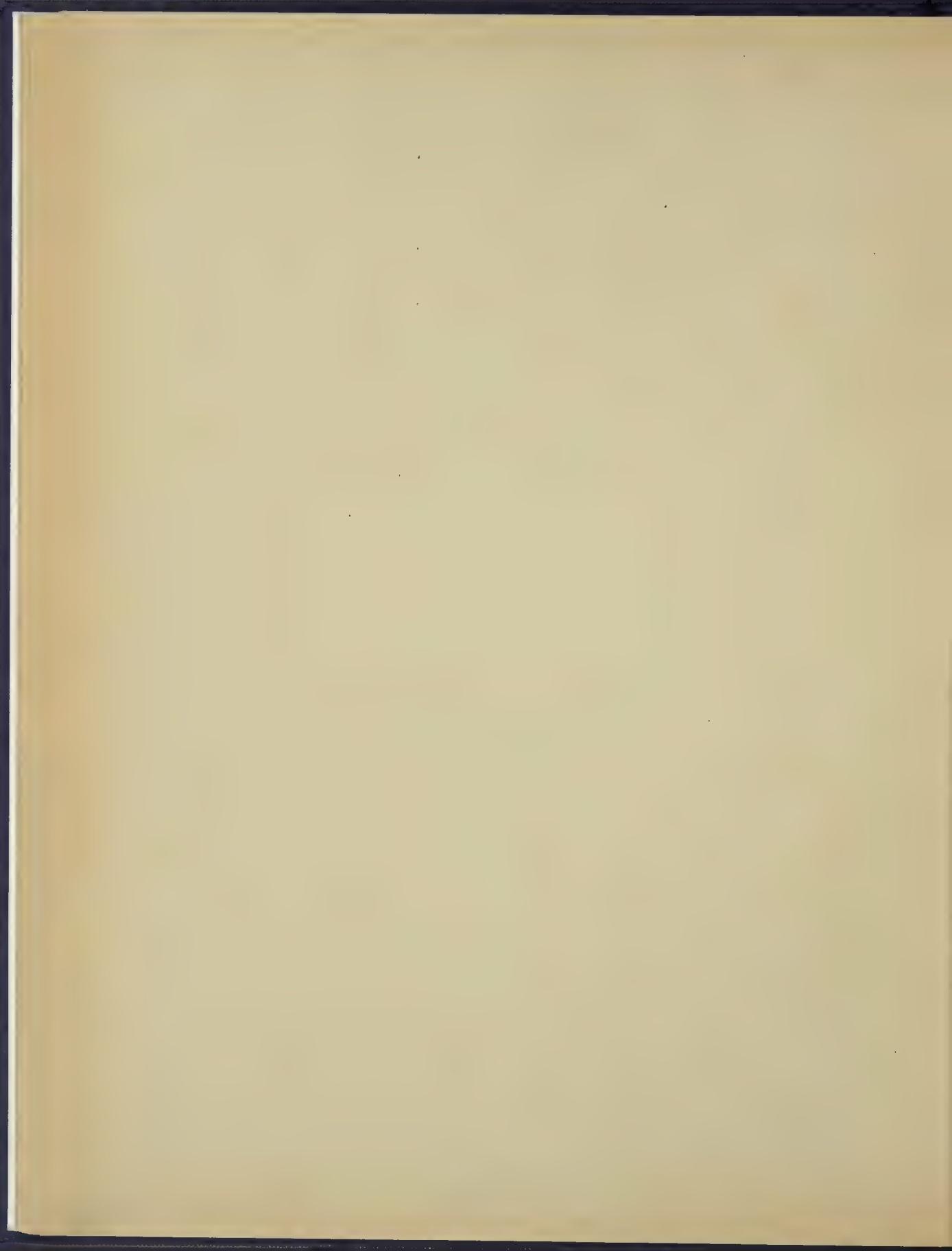
SOUTH ELEVATION.

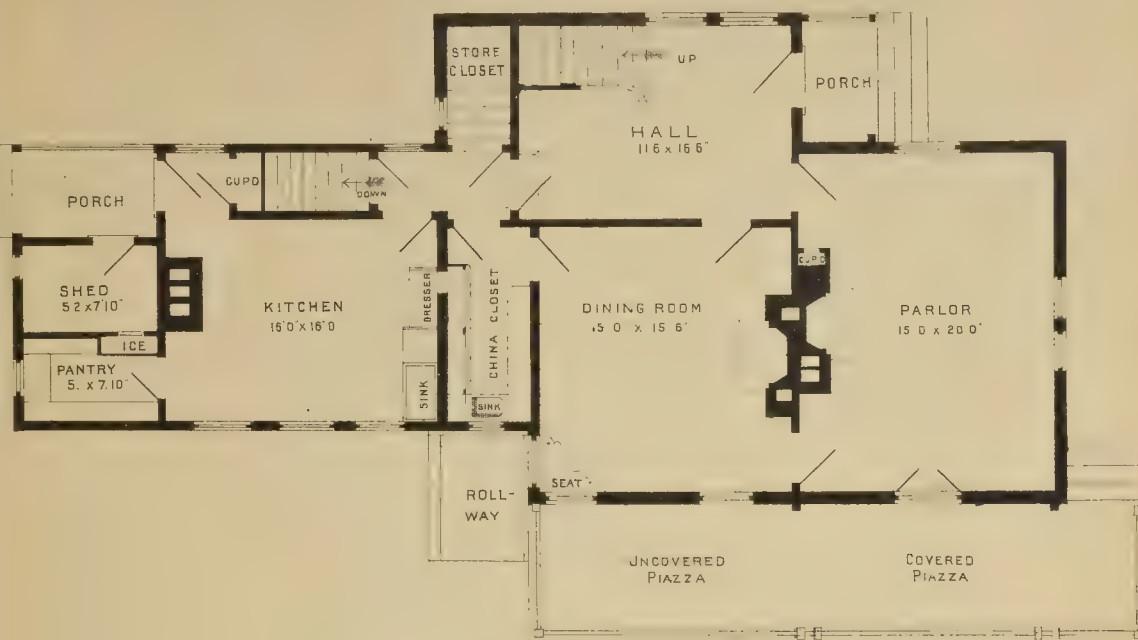
CABOT AND CHANDLER
ARCHITECTS, BOSTON, MASS.



WEST ELEVATION

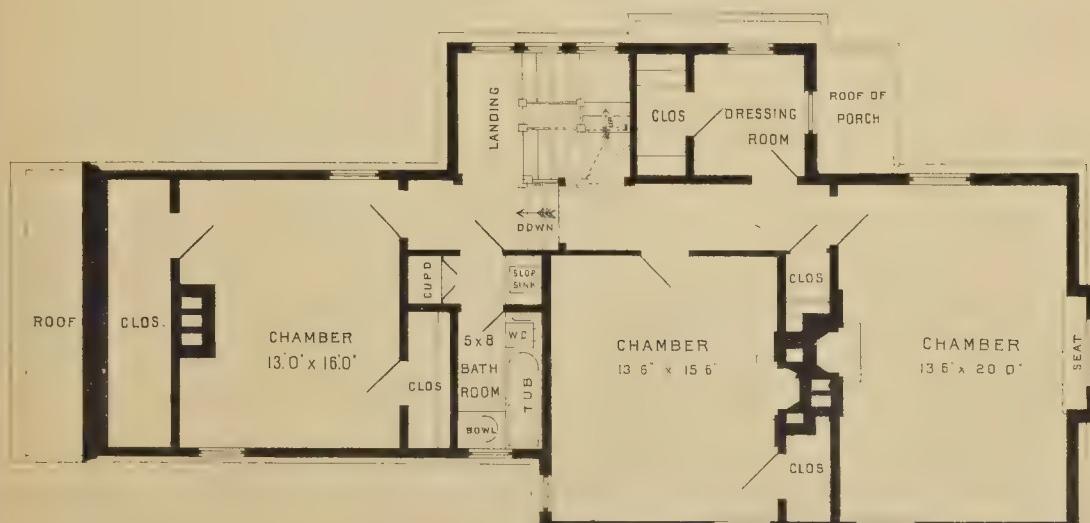
Scale of Elevations $\frac{1}{8}$ " - 1 Foot
Plan $\frac{1}{16}$



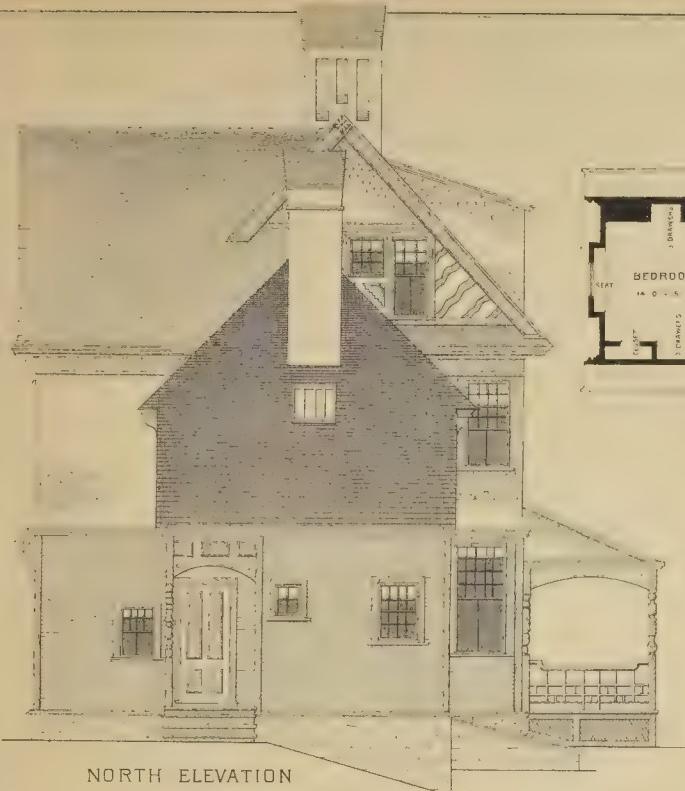


FIRST FLOOR PLAN

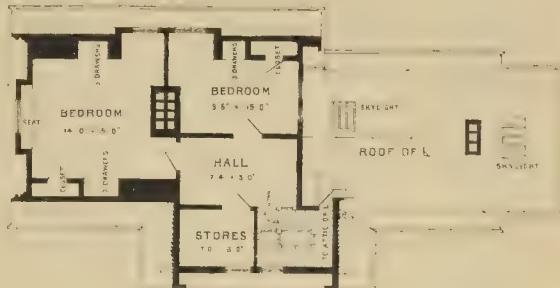
Scale $\frac{1}{8}$ in.



SECOND FLOOR PLAN



NORTH ELEVATION



ATTIC PLAN

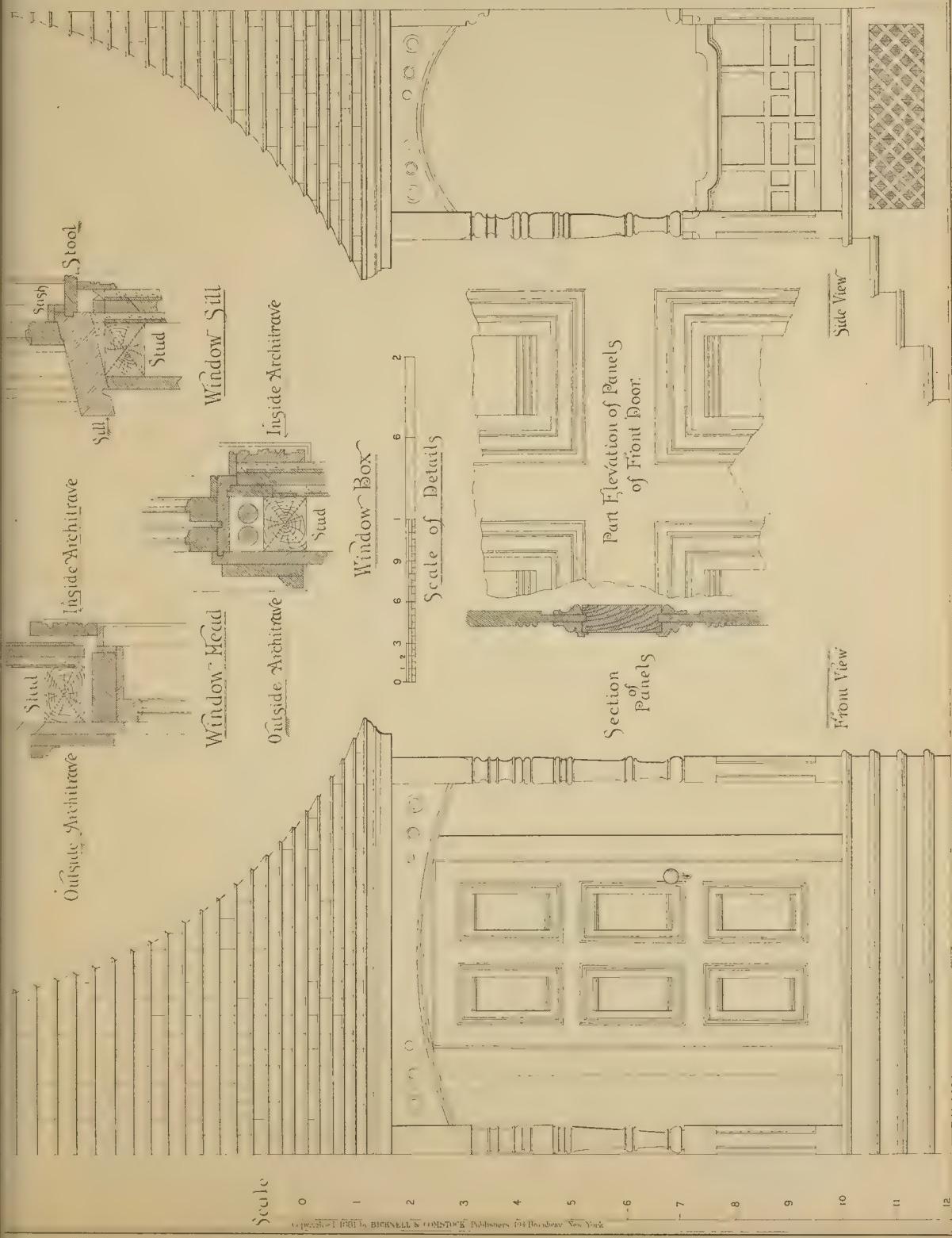
Scale of Elevations $\frac{1}{8}$ ' = 1 footPlan $\frac{1}{16}$ ' = ,

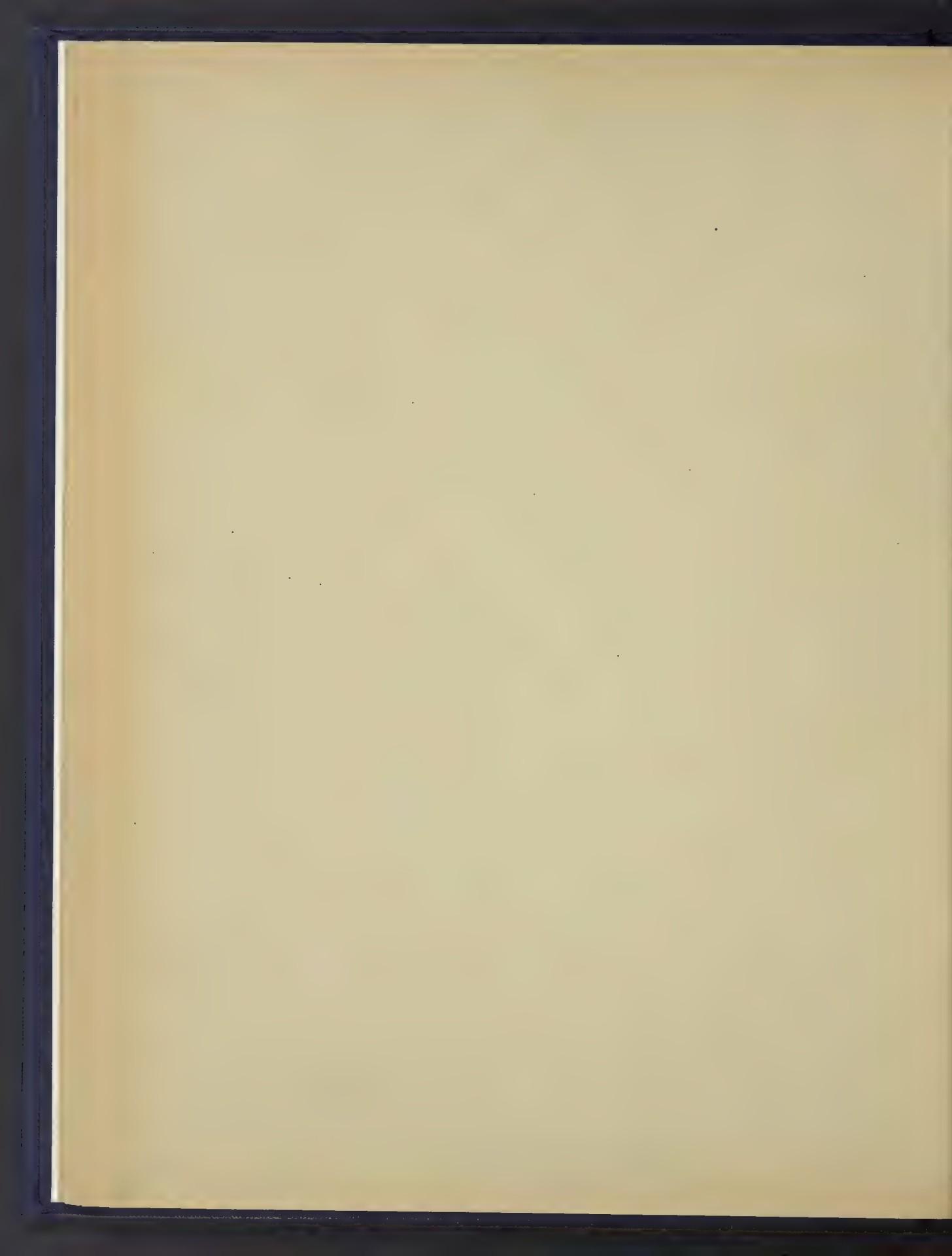
EAST ELEVATION

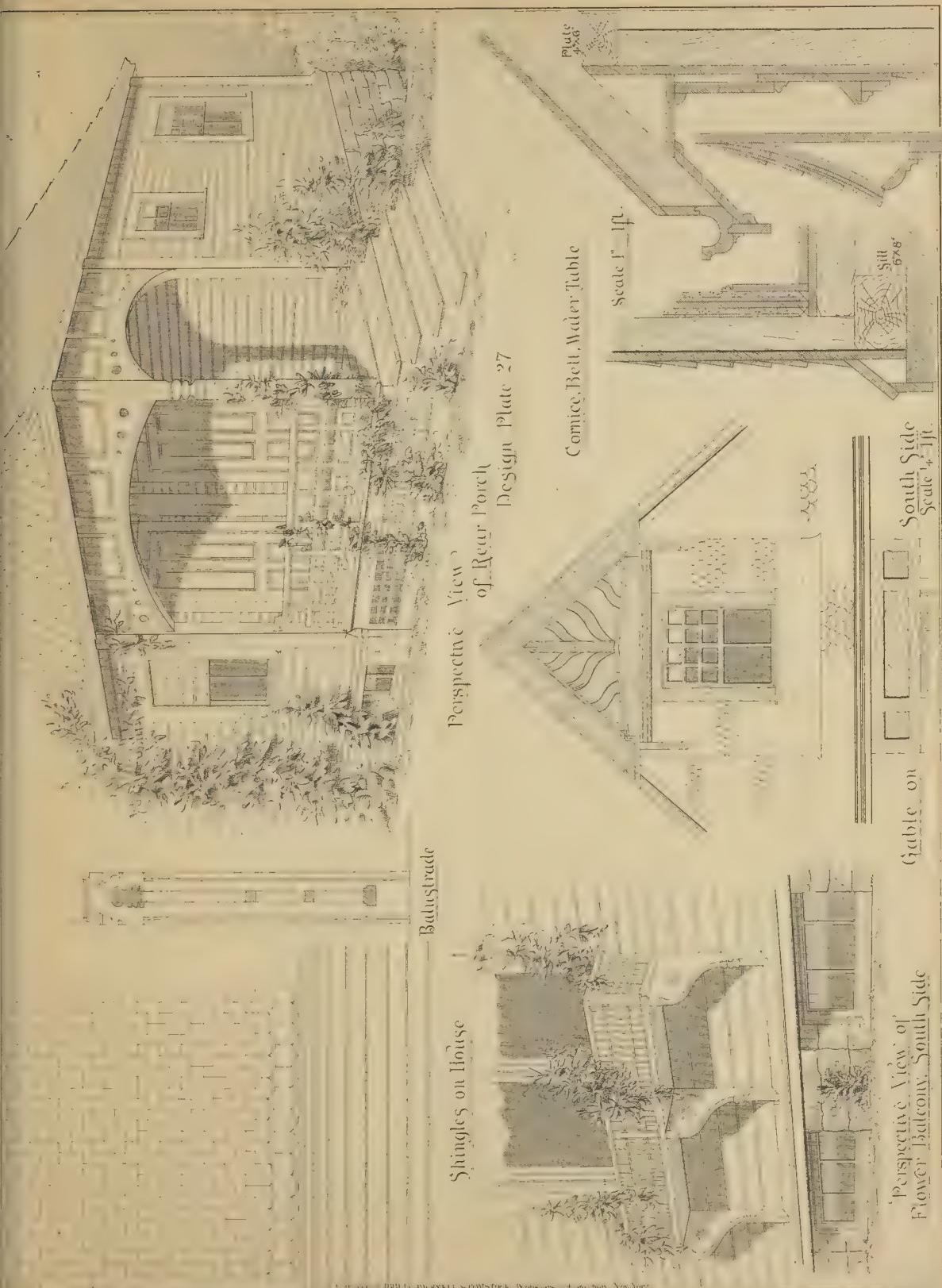
Copyright 1911 by BICKNELL & COMSTOCK Publishers, 134 Broadway, New York.

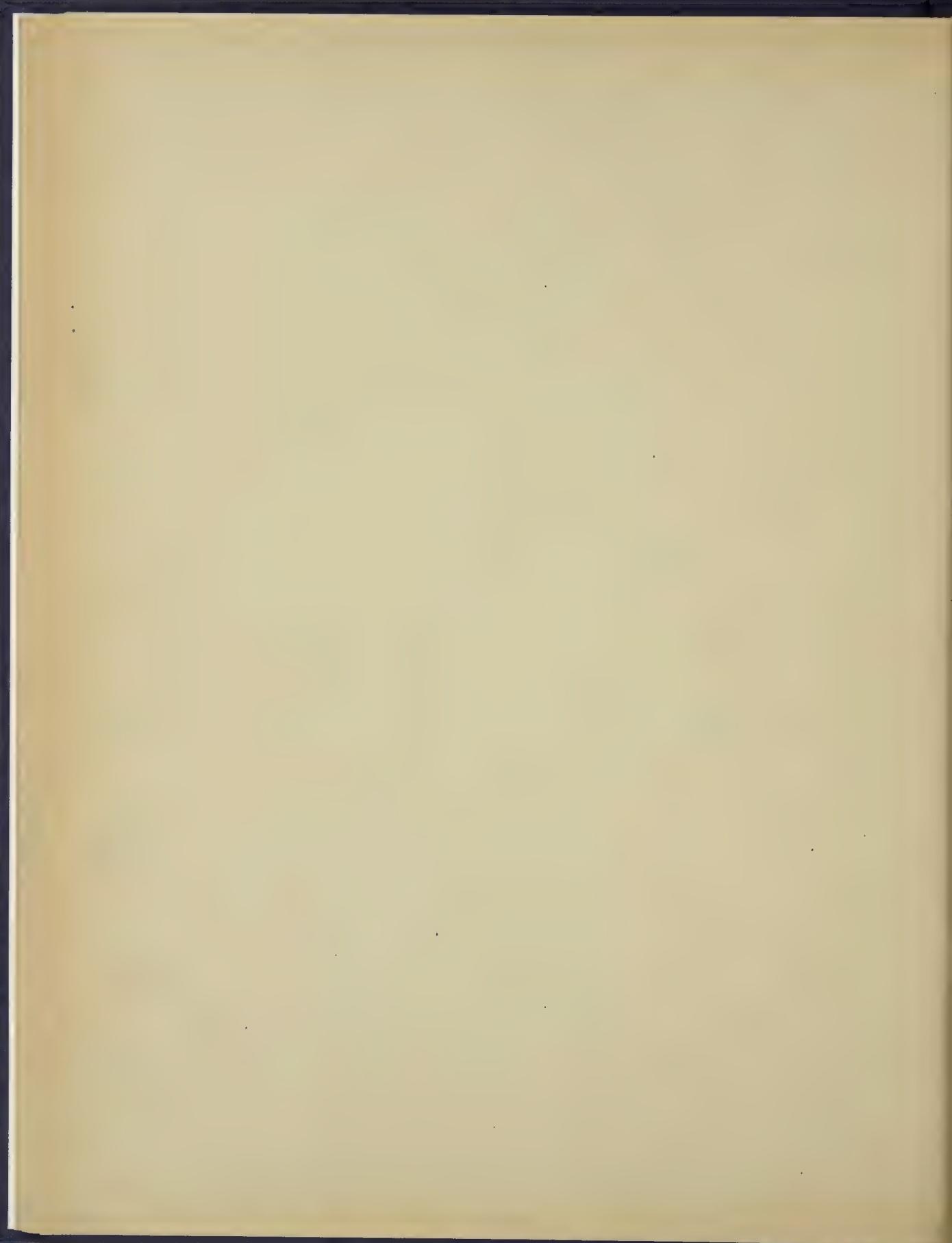


Details of Front Porch etc. Design Plate 27



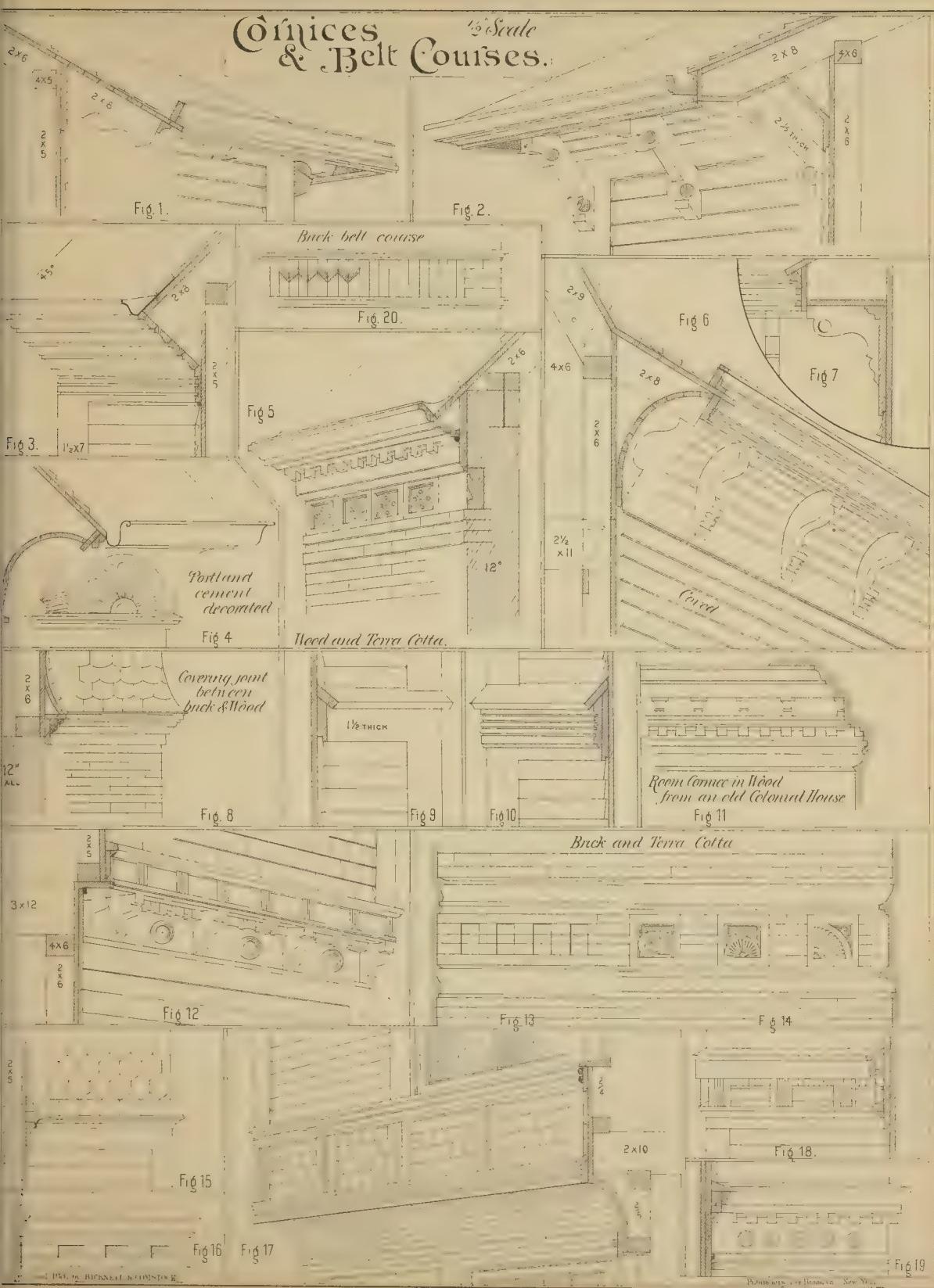


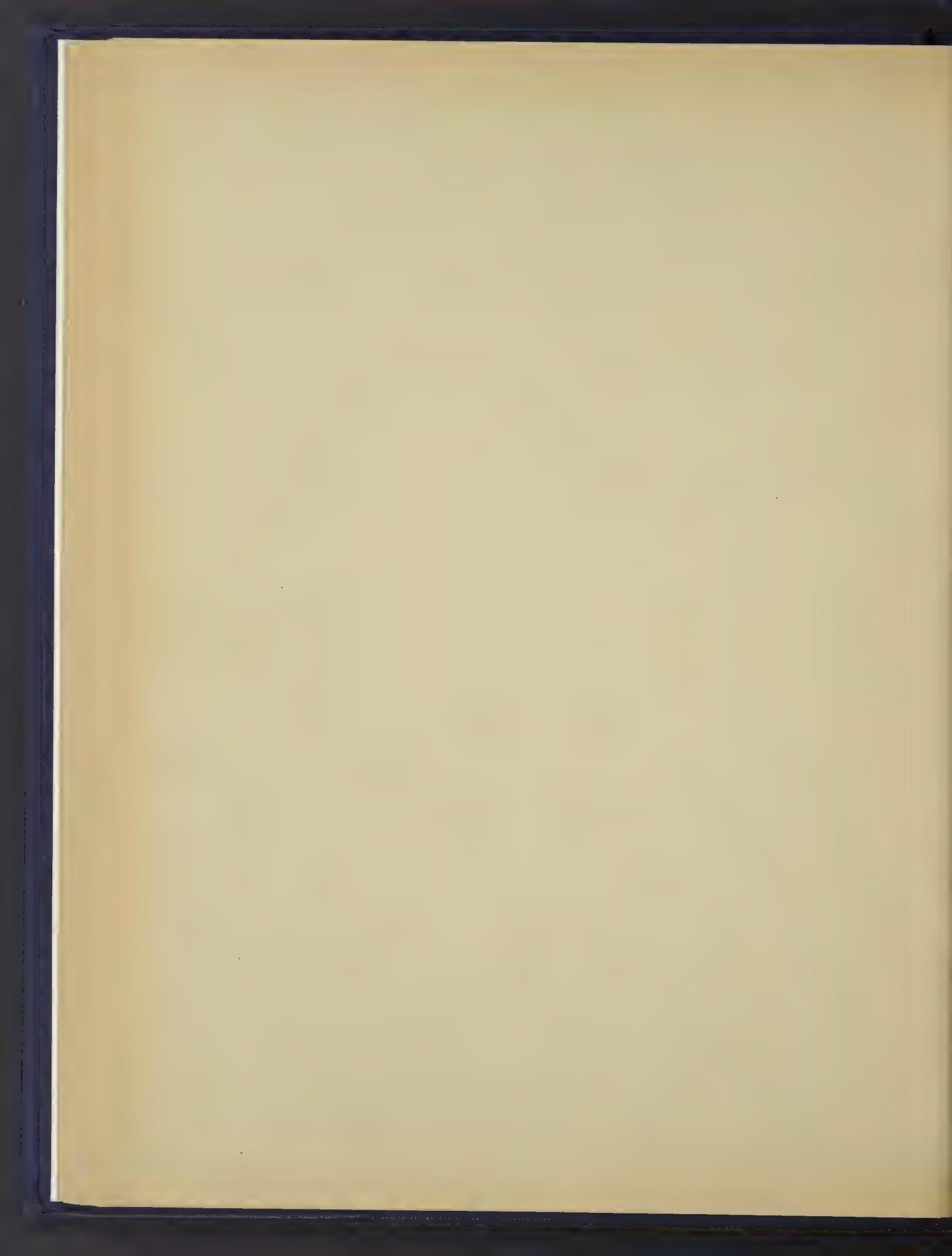


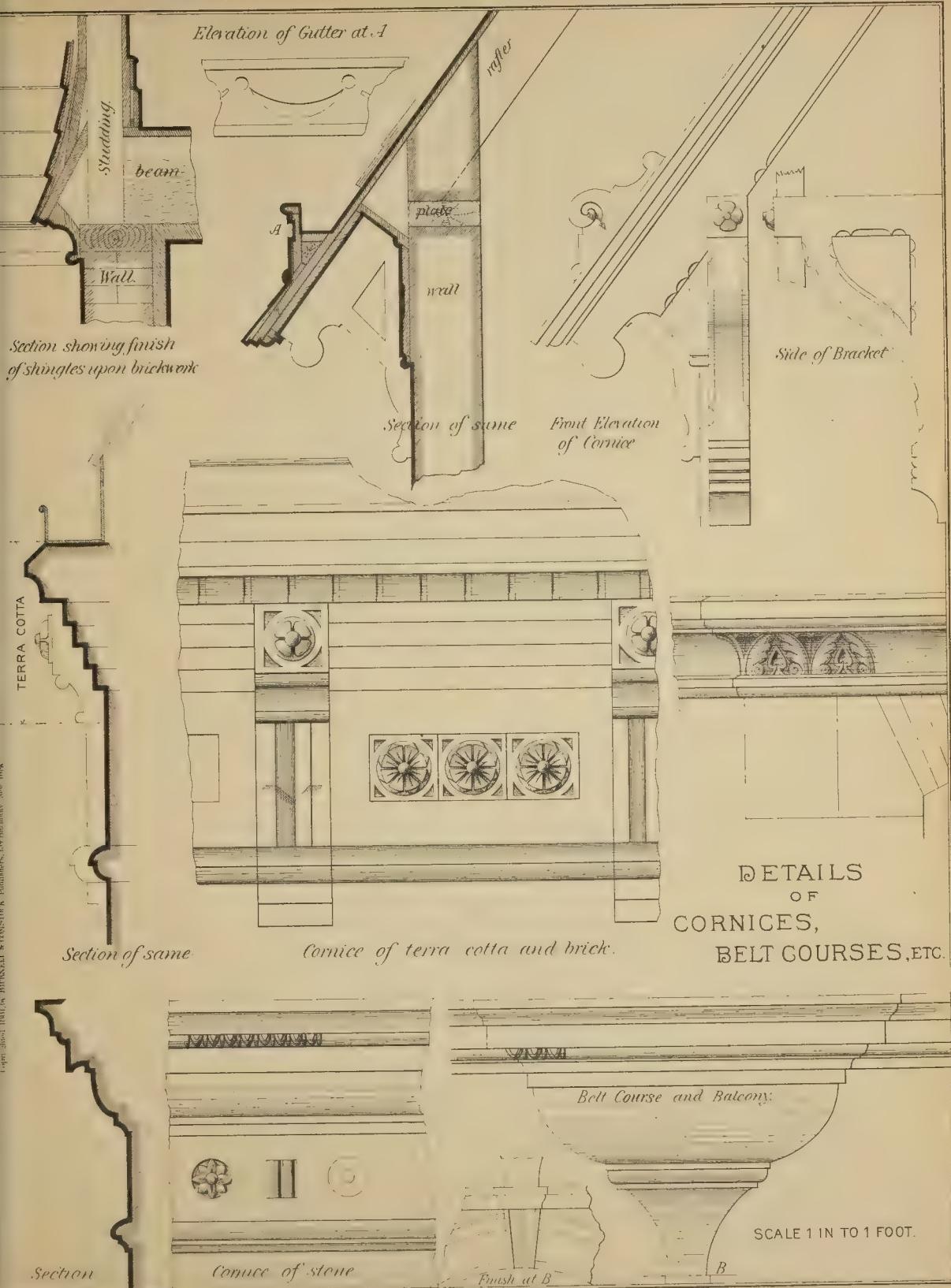


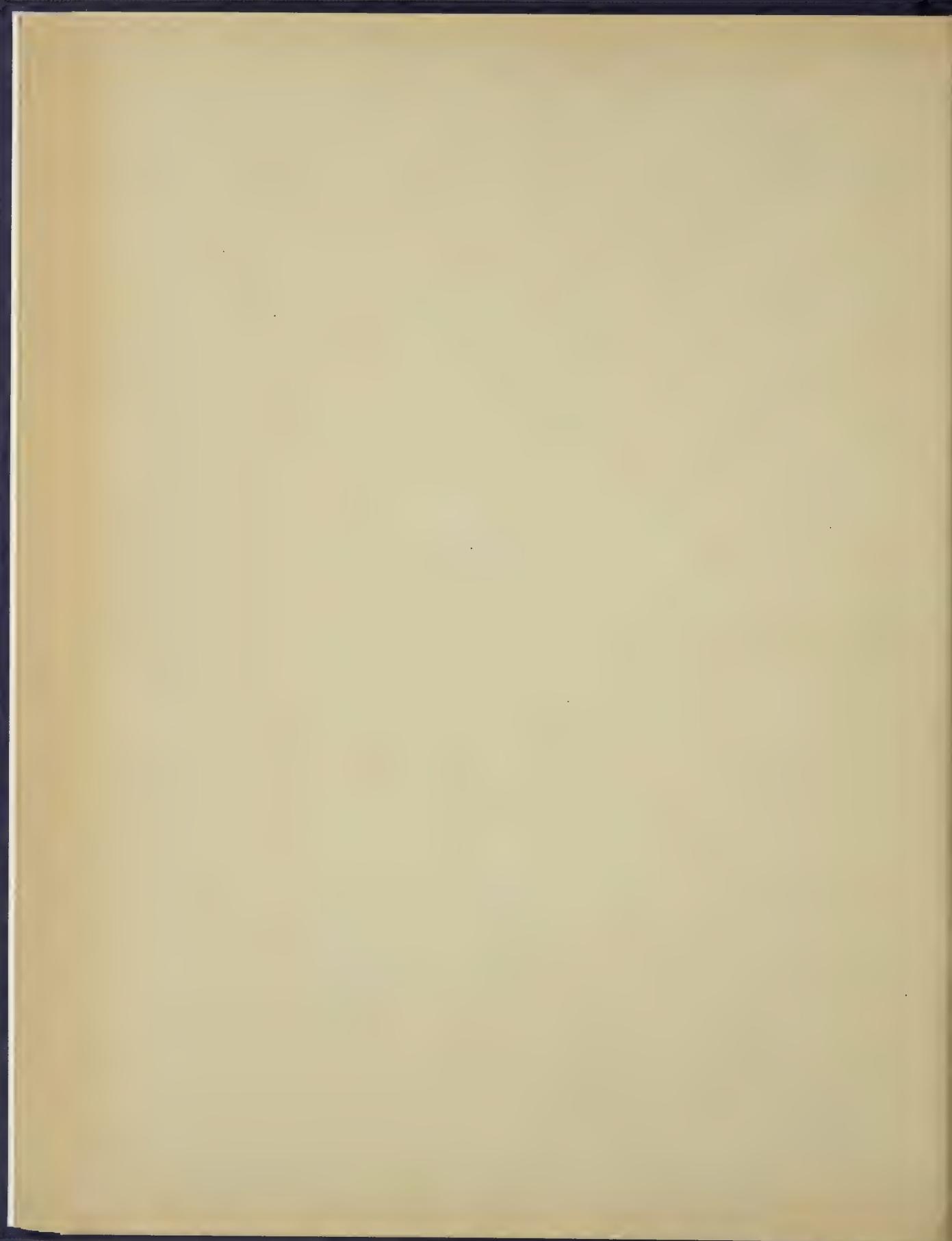
Corinices & Belt Courses.

$\frac{1}{2}$ Scale









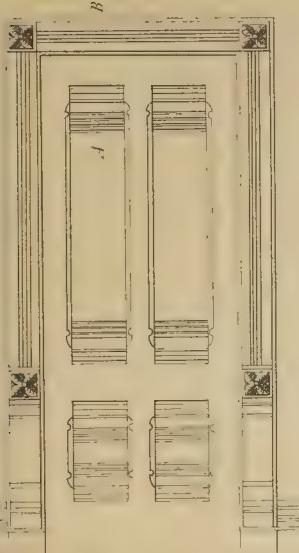


Fig. 1.

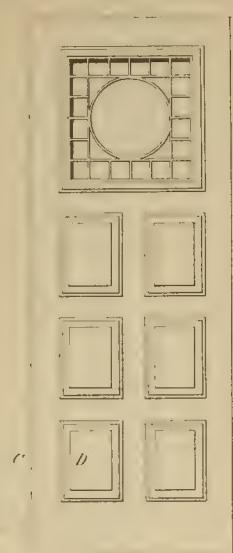
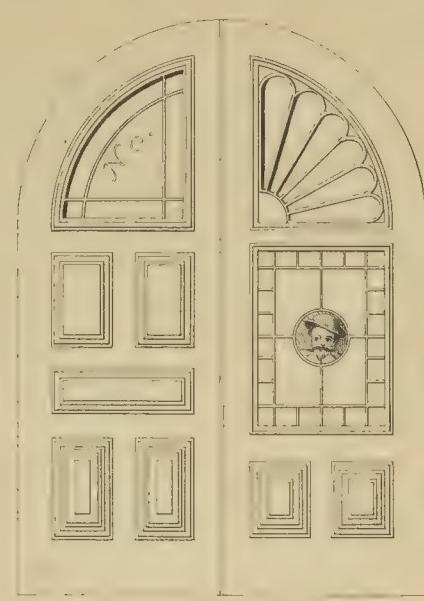
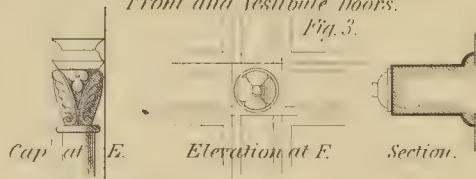


Fig. 2.



Front and Vestibule Doors.

Fig. 3.



Cap at E.

Elevation at E.

Section.

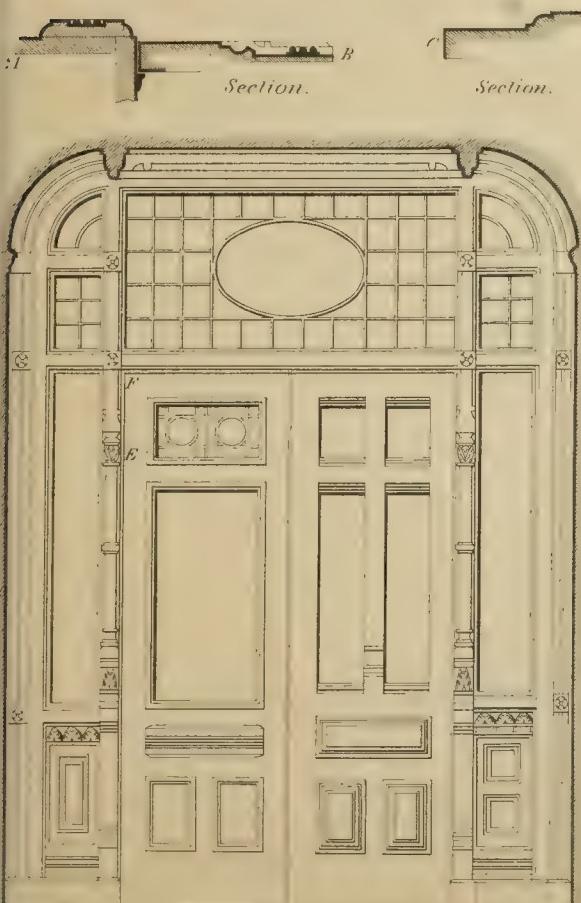
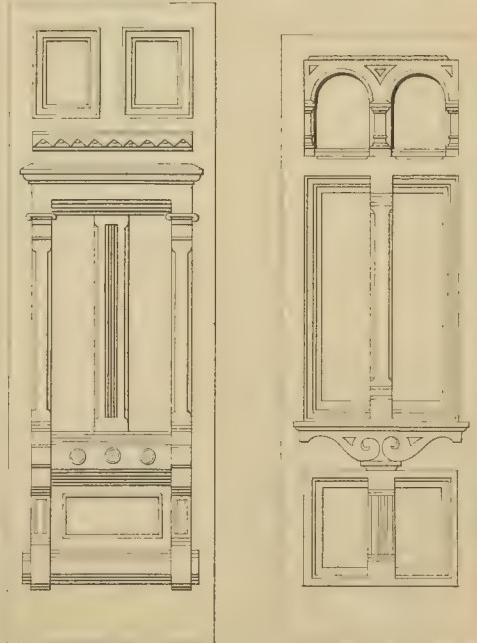
Fig. 4.
Vestibule Doors and Finish

Fig. 5.

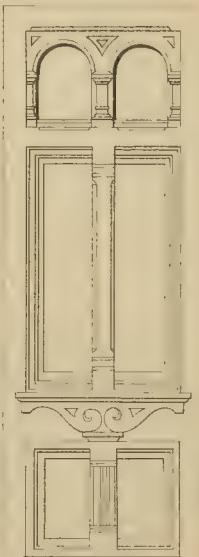
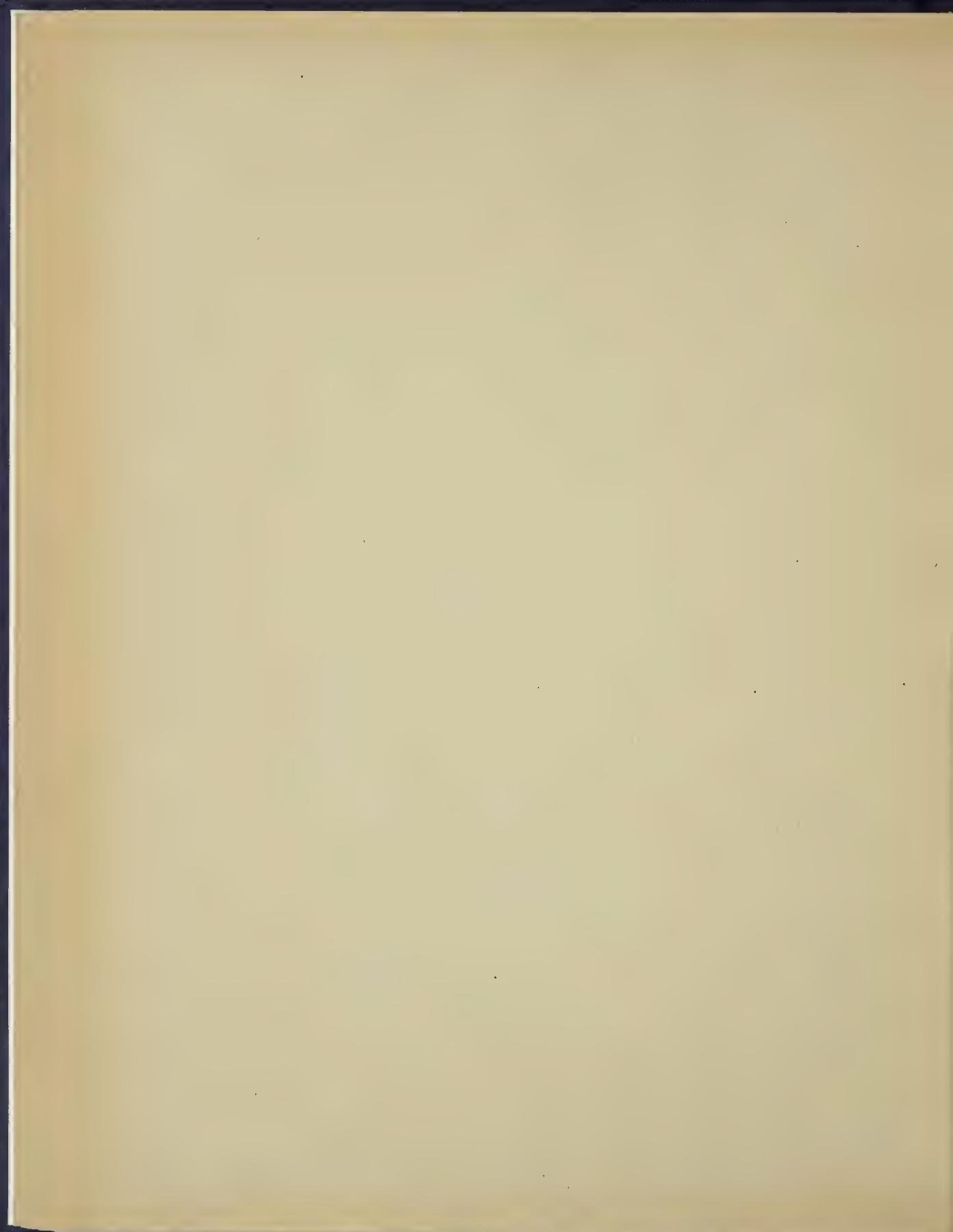


Fig. 6.

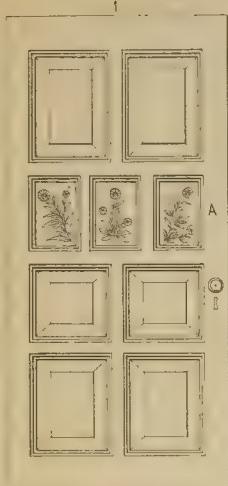
DOORS.

Scale 1/2 in to 1 ft.

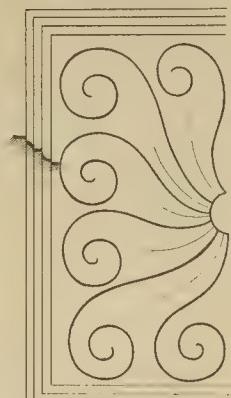
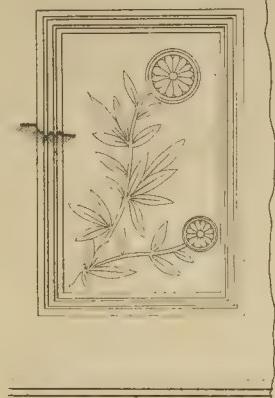
Details - Scale 1/2 in to 1 ft.



Interior and Exterior Doors.

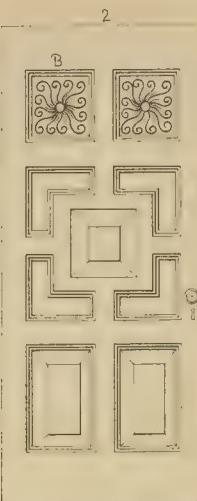


Panel A 2 inches - 1 ft.

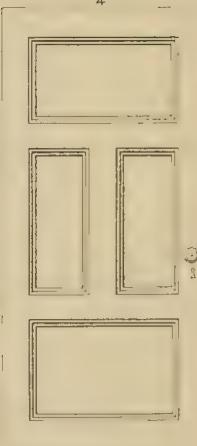


Panel B.

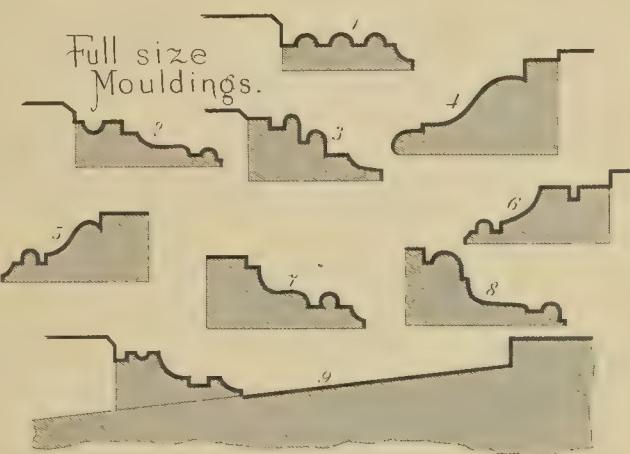
$\frac{1}{4}$ full size
CUTS $\frac{1}{8}$ in.
deep and
 $\frac{1}{8}$ in wide.



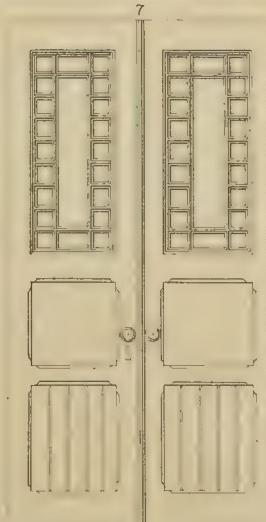
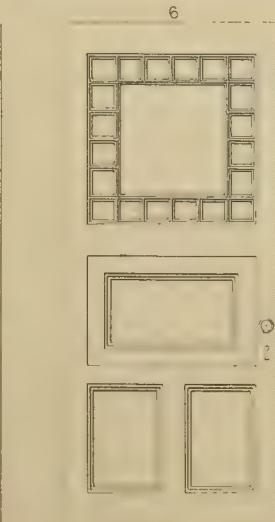
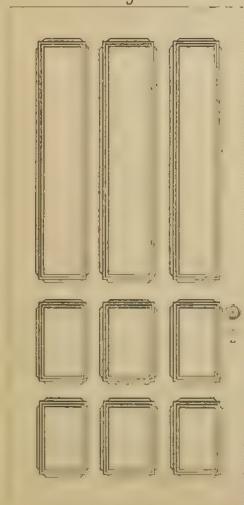
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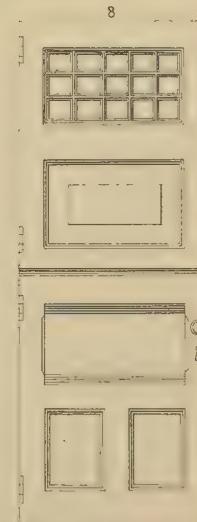
3



5



8



9

Scale $\frac{1}{2}$ inch = 1 ft.

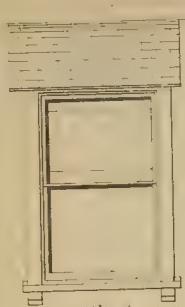


Fig. 1.

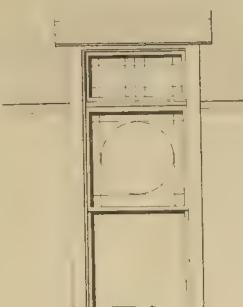


Fig. 2.

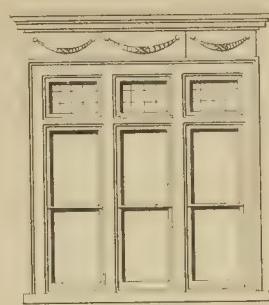


Fig. 3.

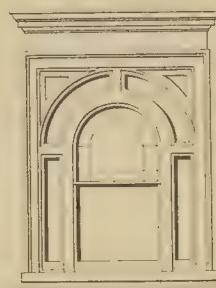


Fig. 4.

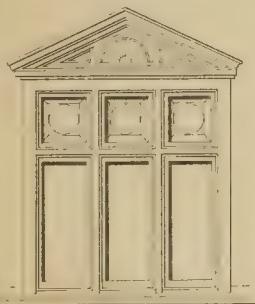


Fig. 5.

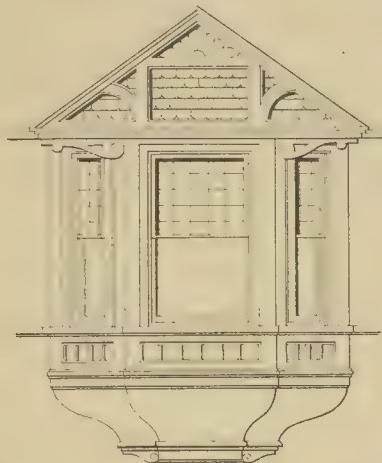


Fig. 6.

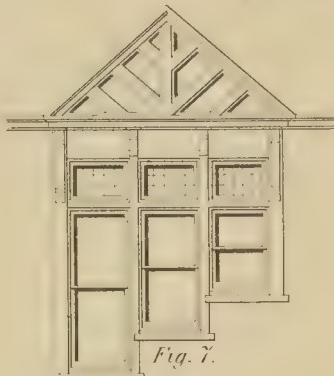


Fig. 7.

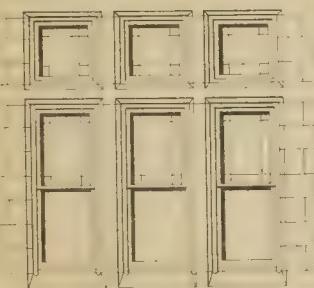


Fig. 8.

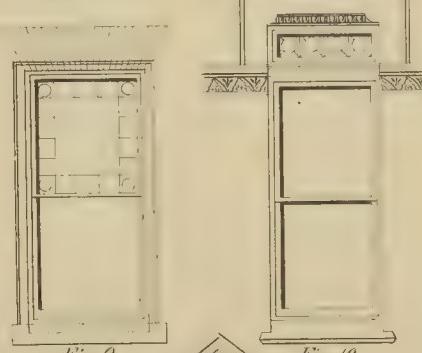


Fig. 9.

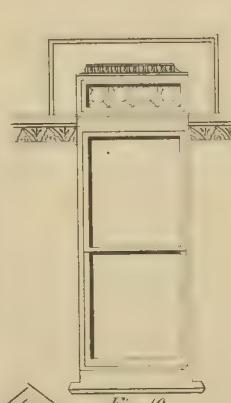


Fig. 10.

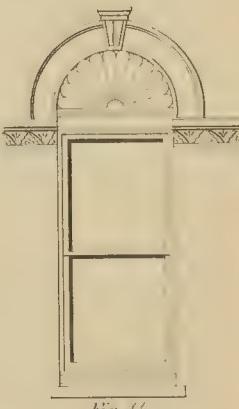


Fig. 11.



Fig. 12.

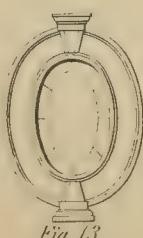


Fig. 13.

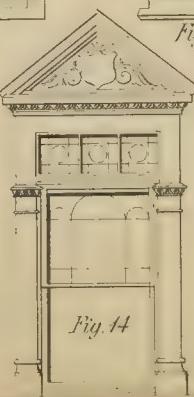


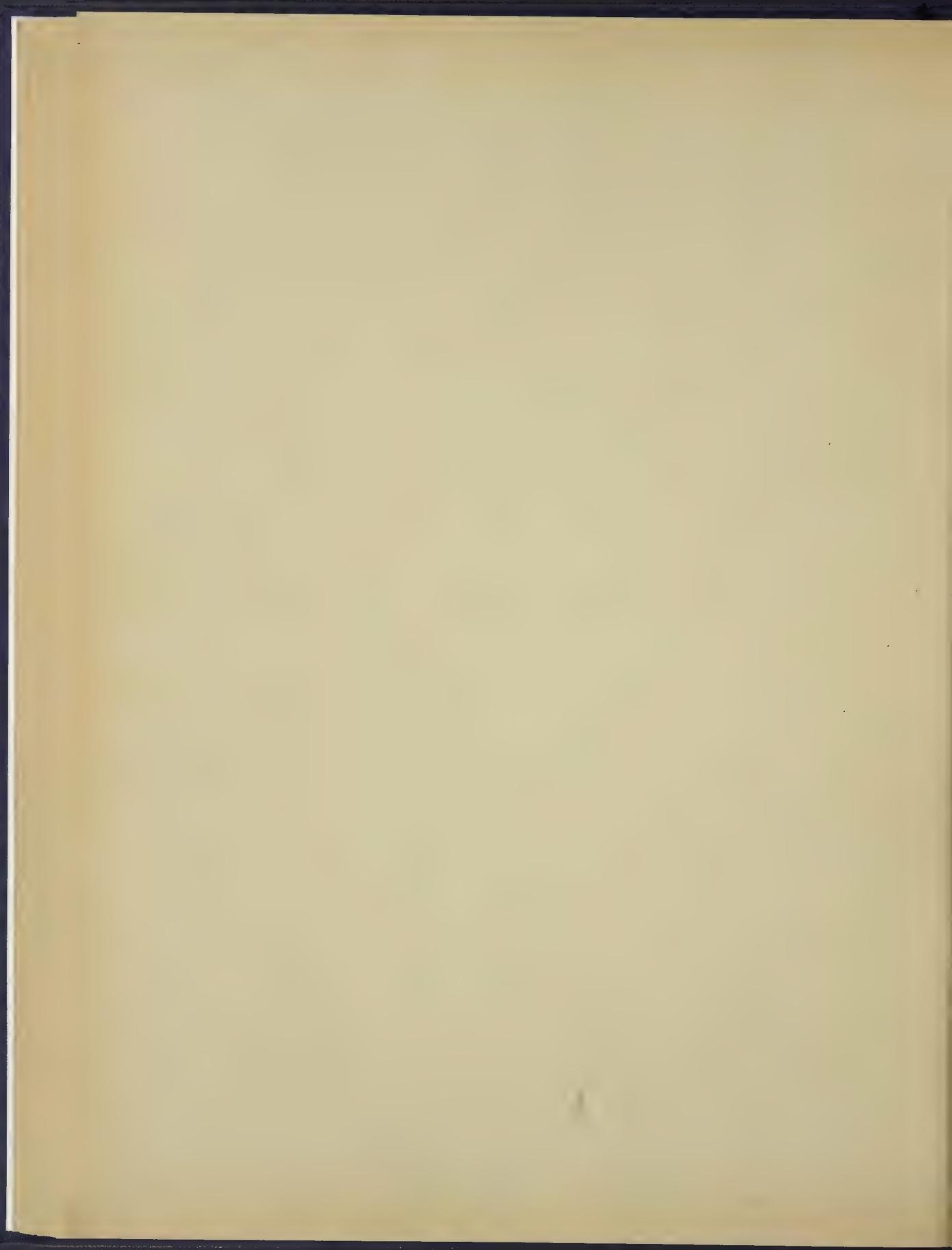
Fig. 14.



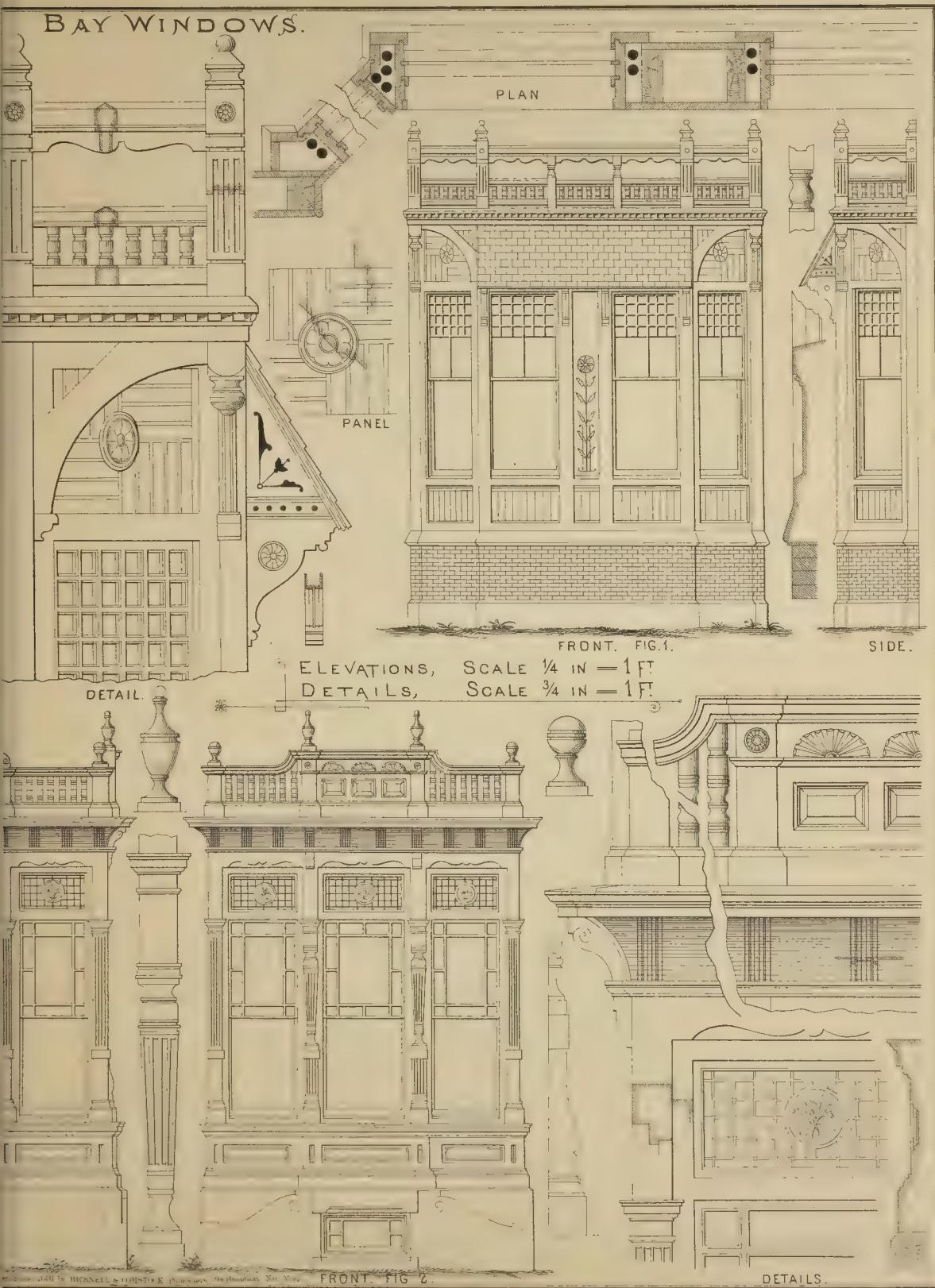
Fig. 15.

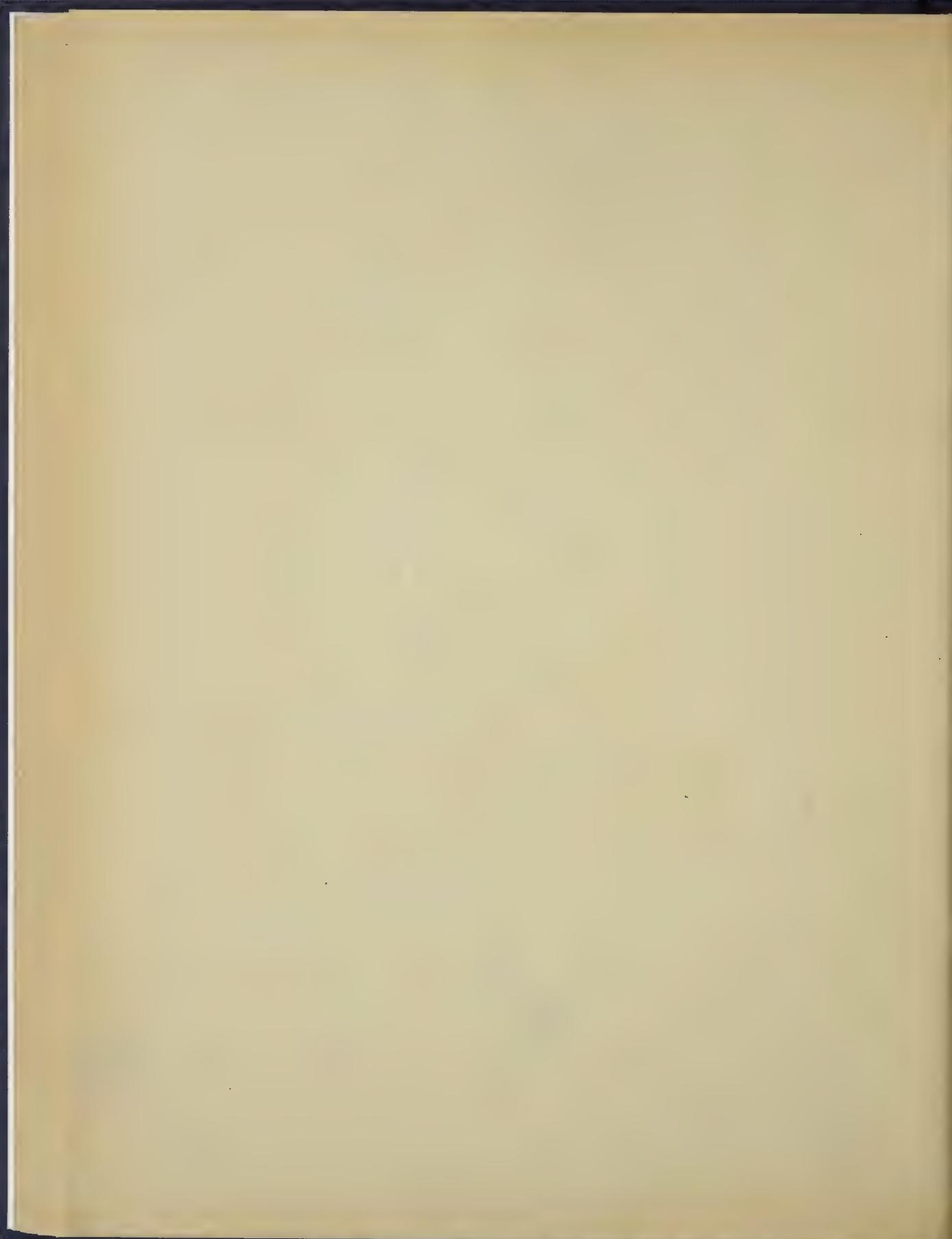
WINDOWS.

Scale 1/4 in. to 1 foot.



BAY WINDOWS.







—SIDE ELEVATION—

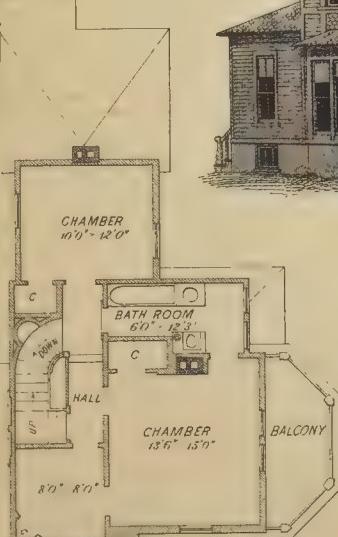
—FRONT ELEVATION—



PERSPECTIVE VIEW

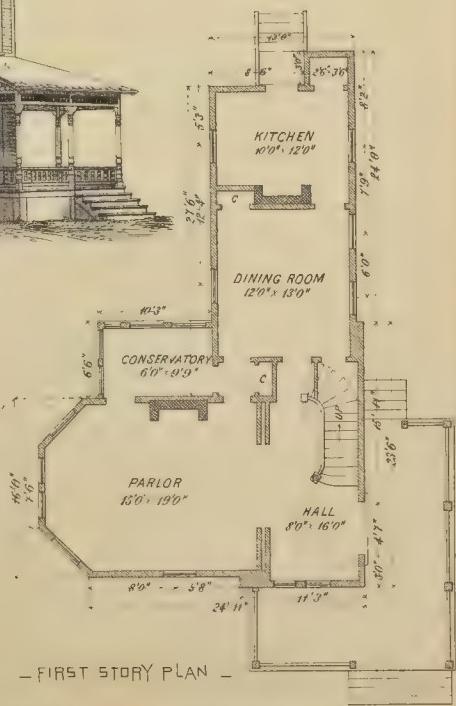
D. B. PROVOOST
ARCHITECT
ELIZABETH, N. J.

SCALE —

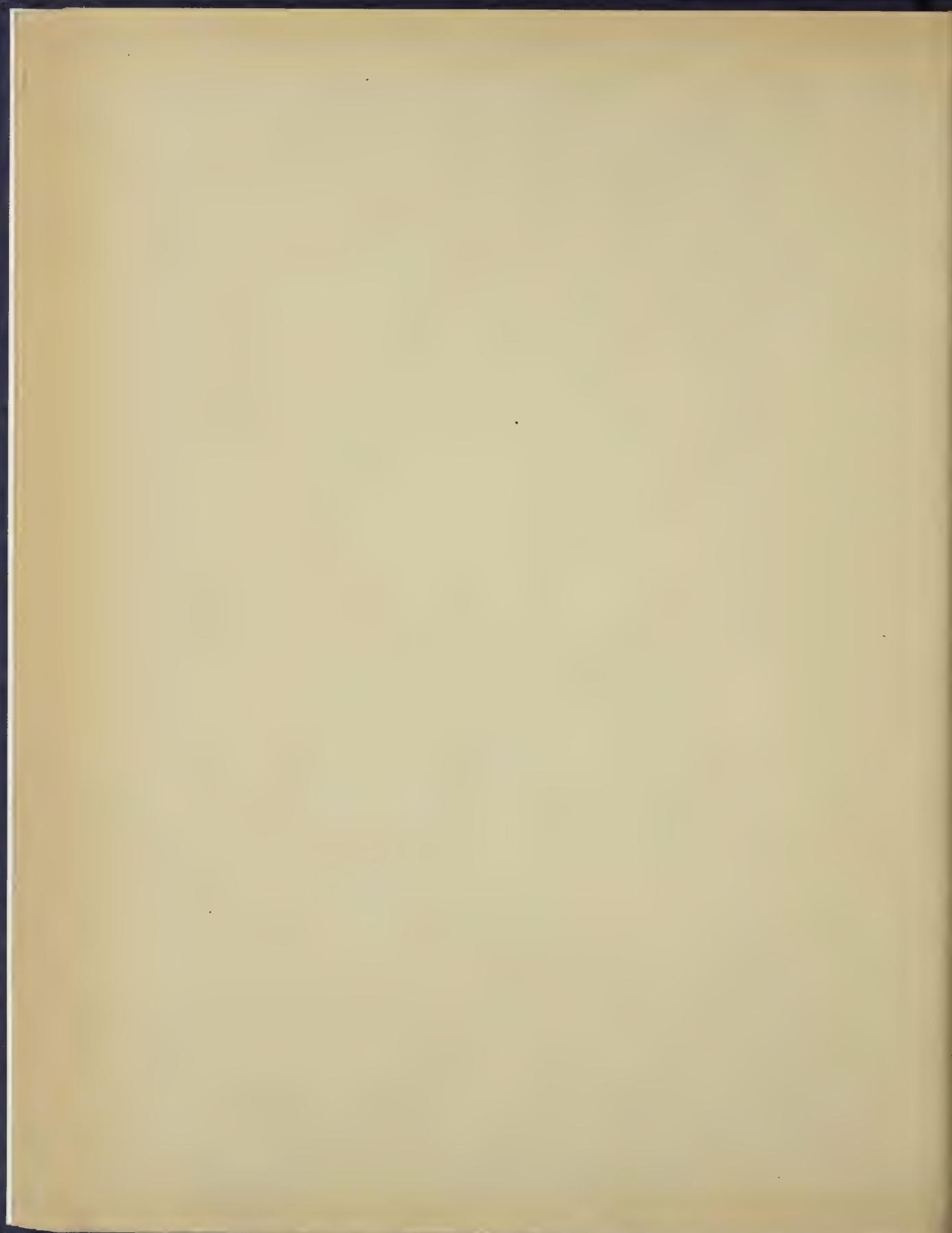


—THIS PLAN IS TO BE REVERSED—

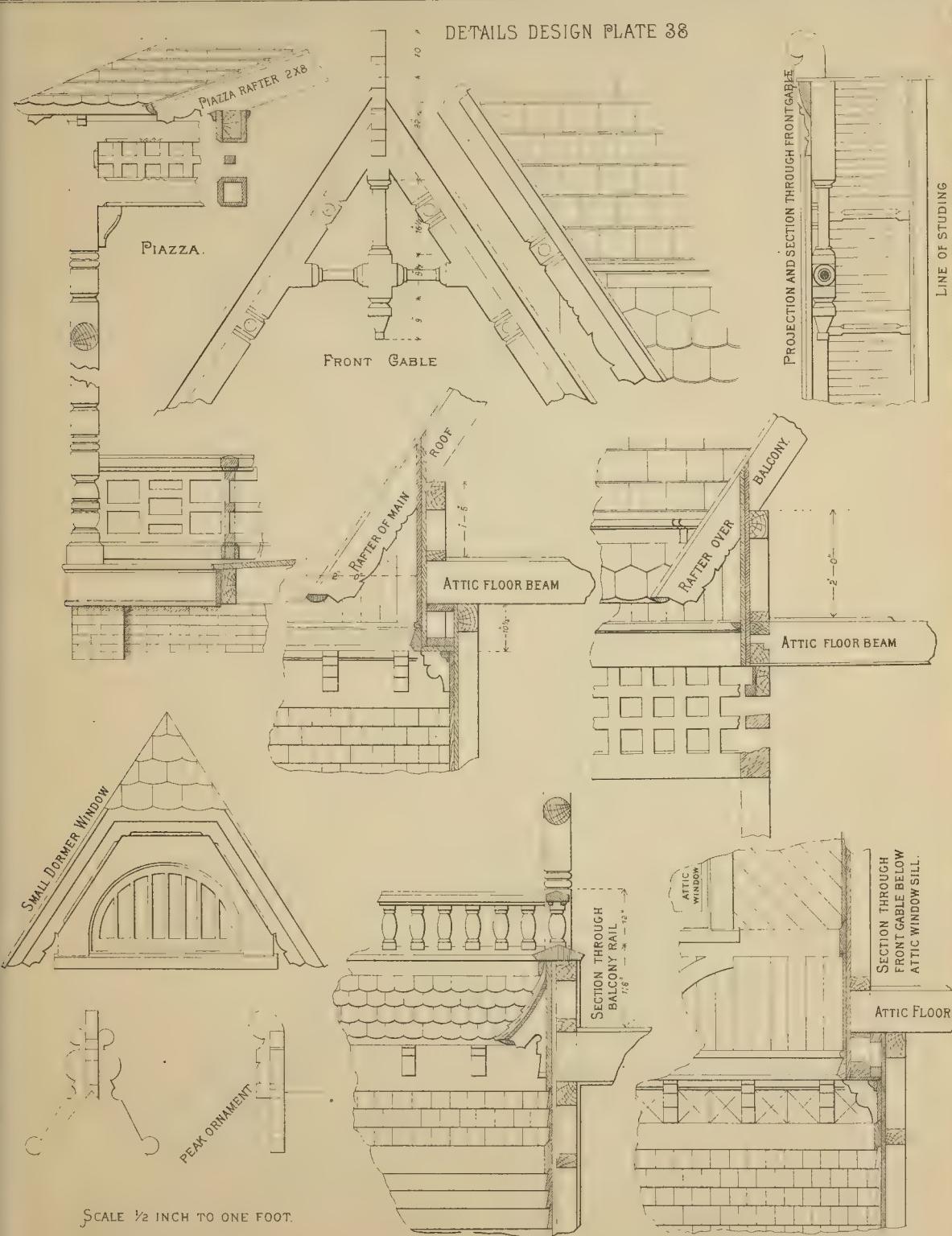
—CHAMBER STORY PLAN—

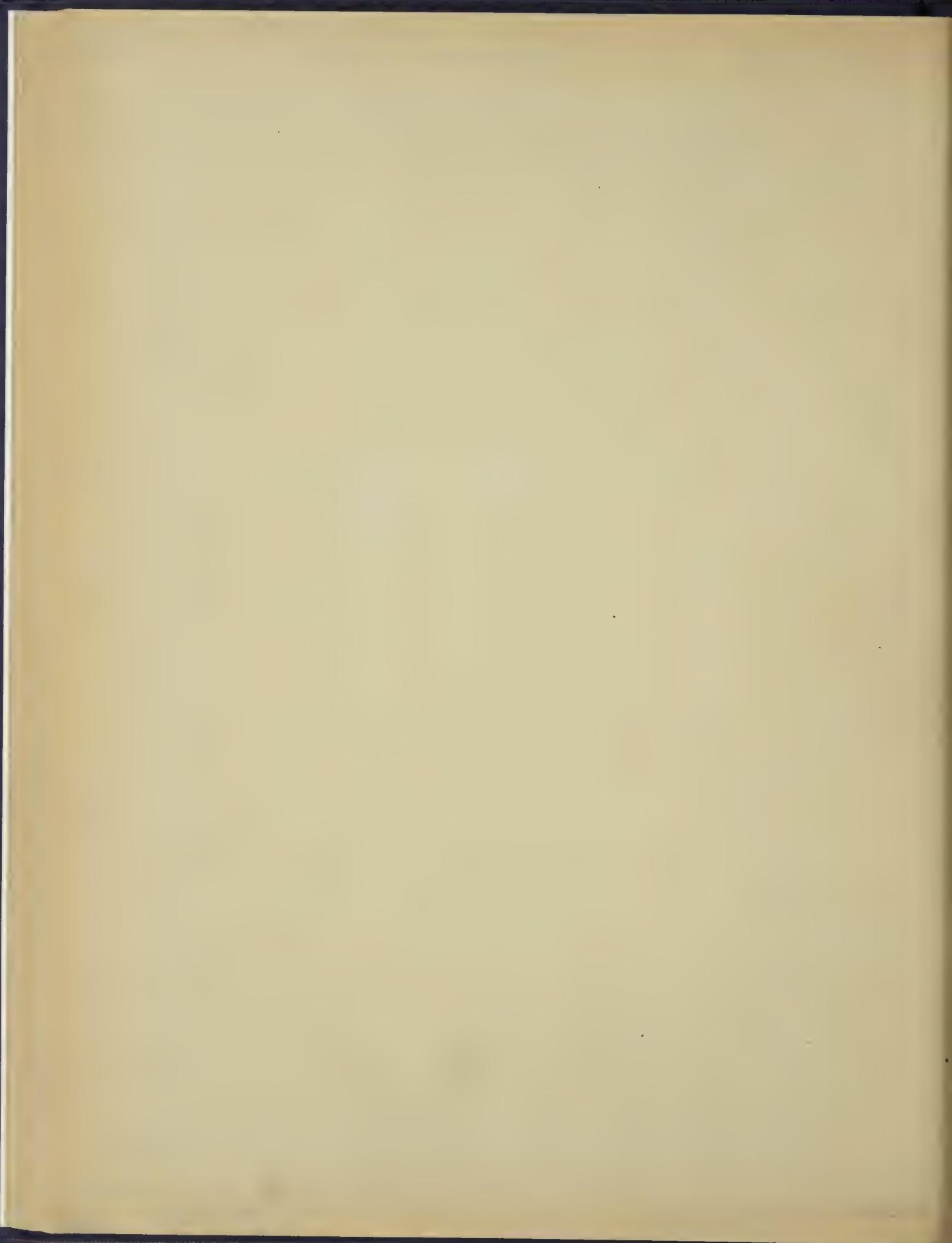


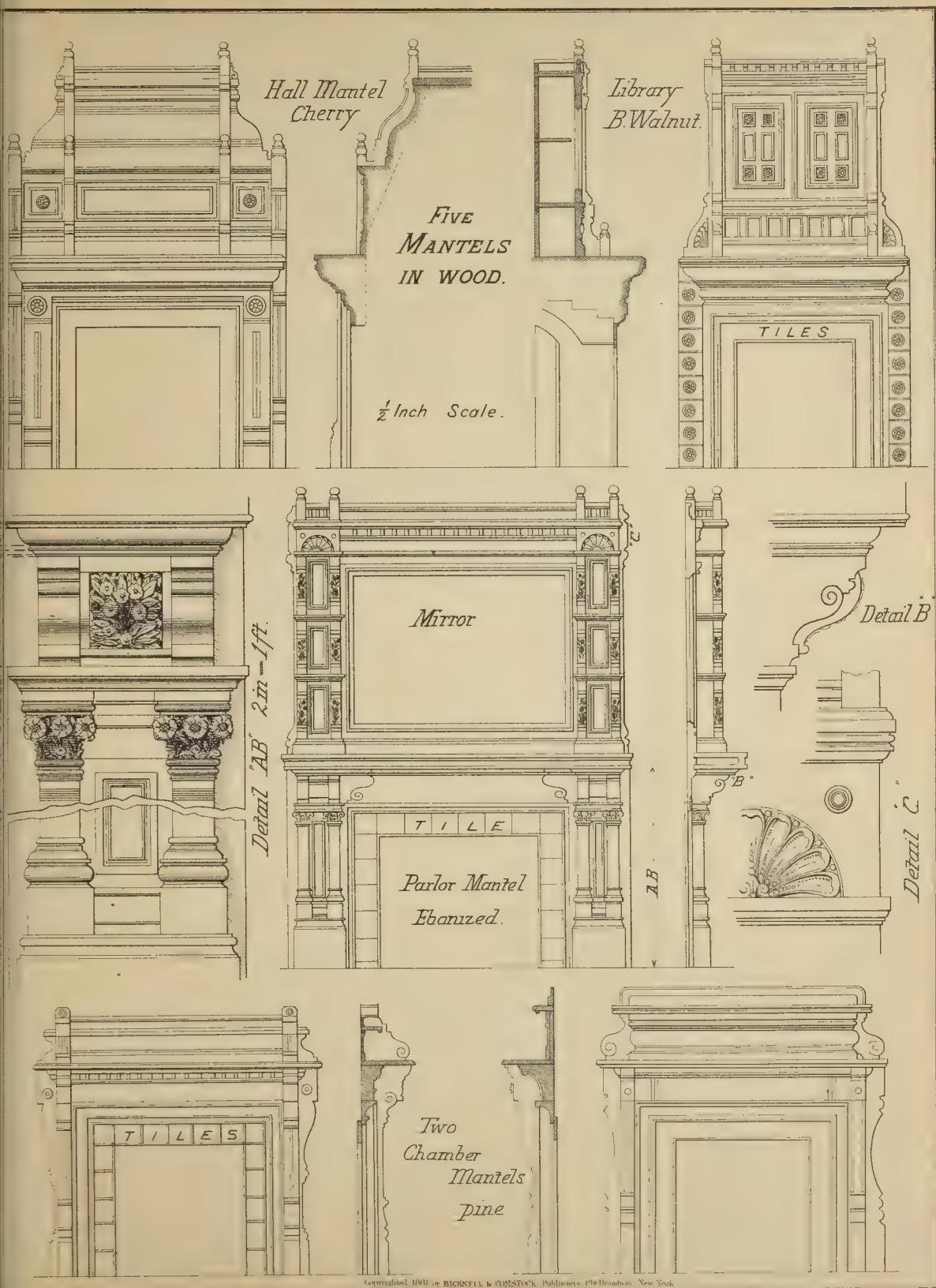
—FIRST STORY PLAN—

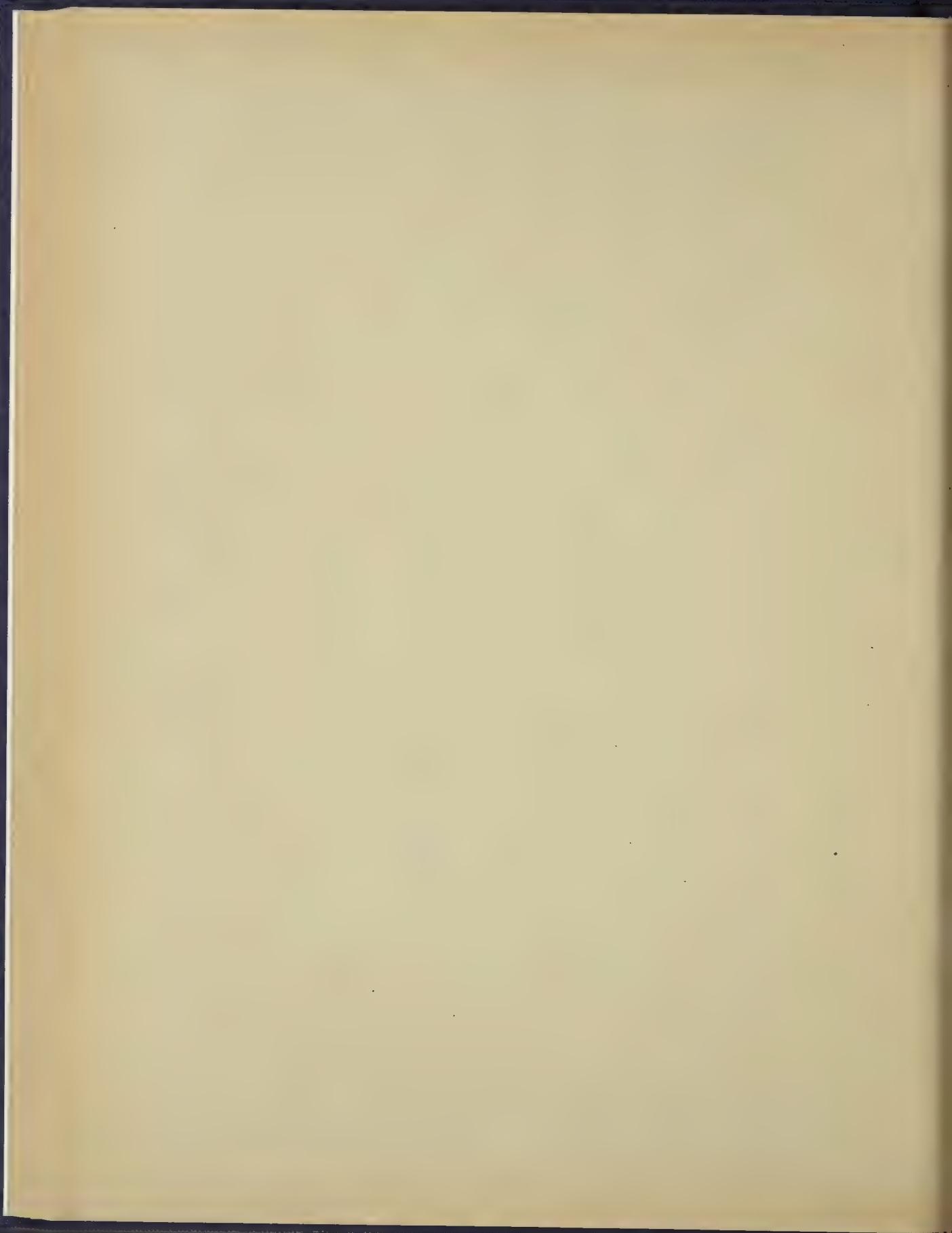


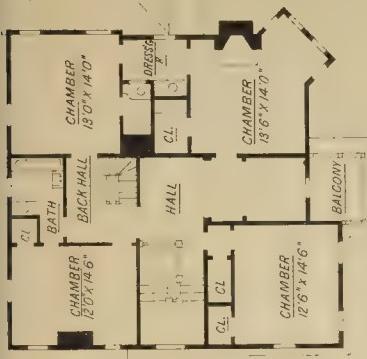
DETAILS DESIGN PLATE 38







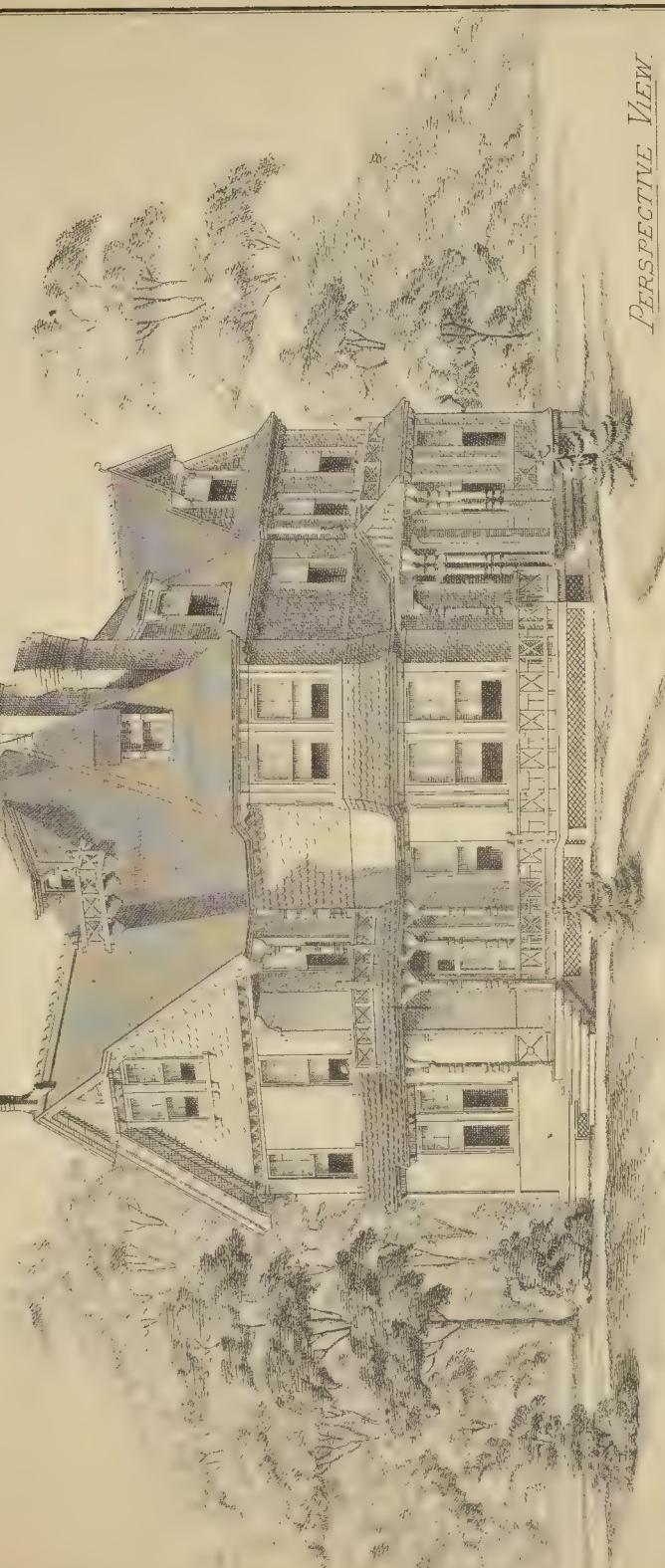
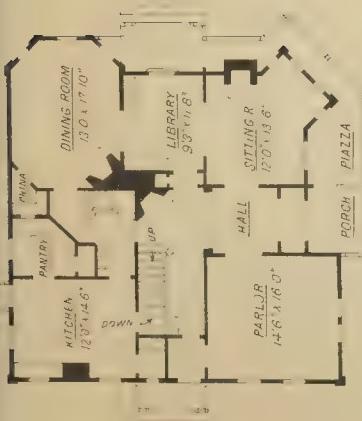




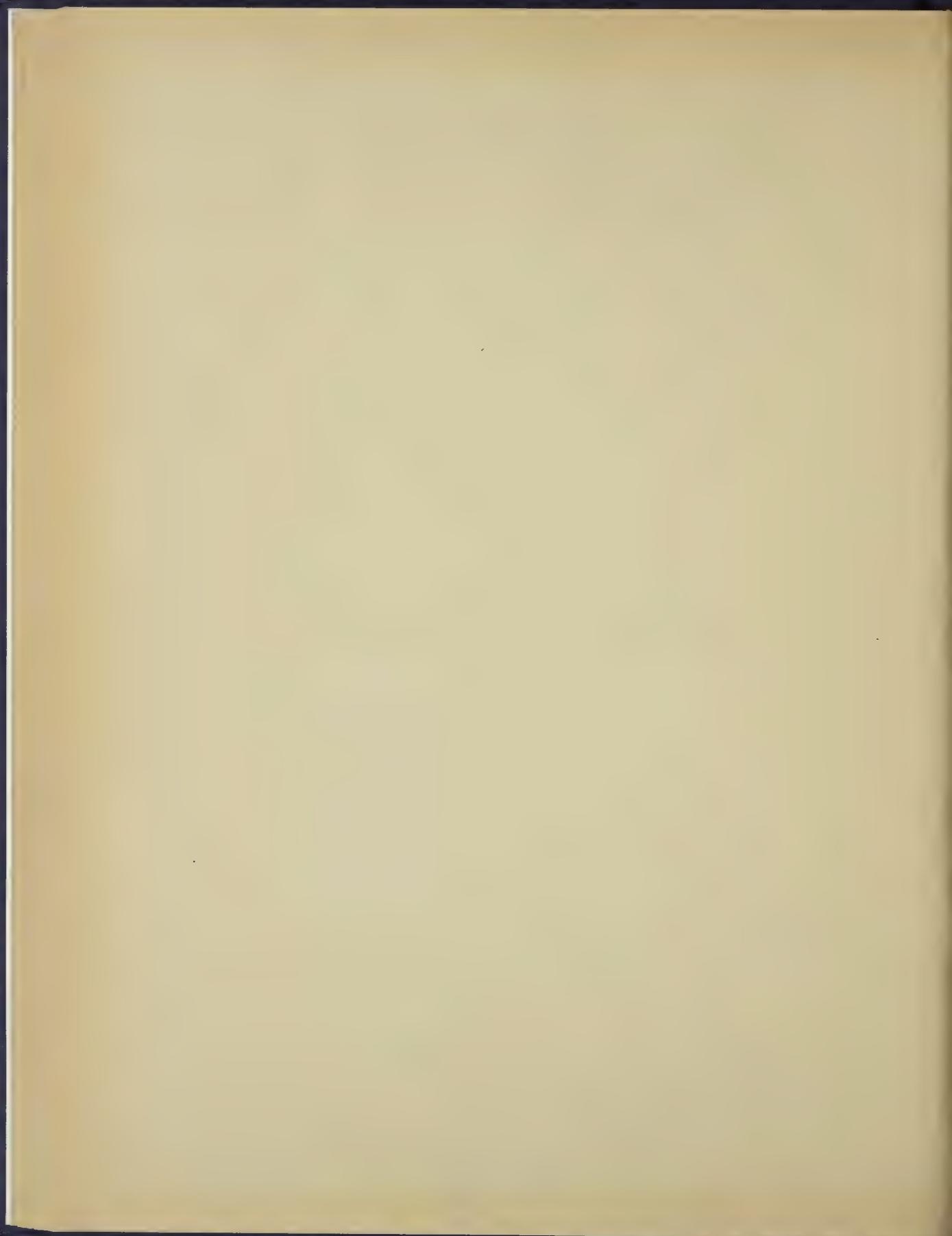
*HOME AND DODD ARCHTS.
BOSTON*

Scale of feet

0 5 10 15 20

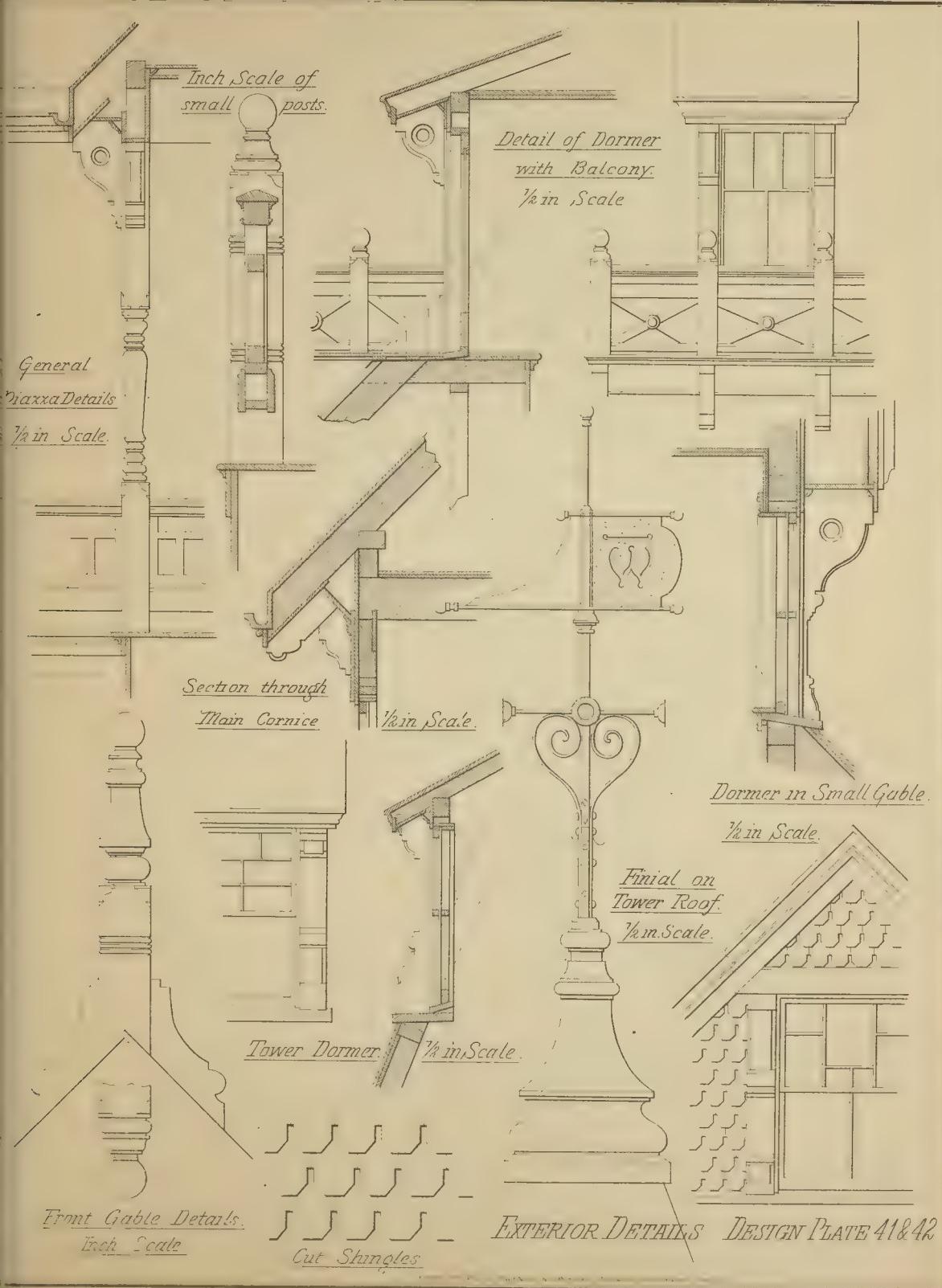


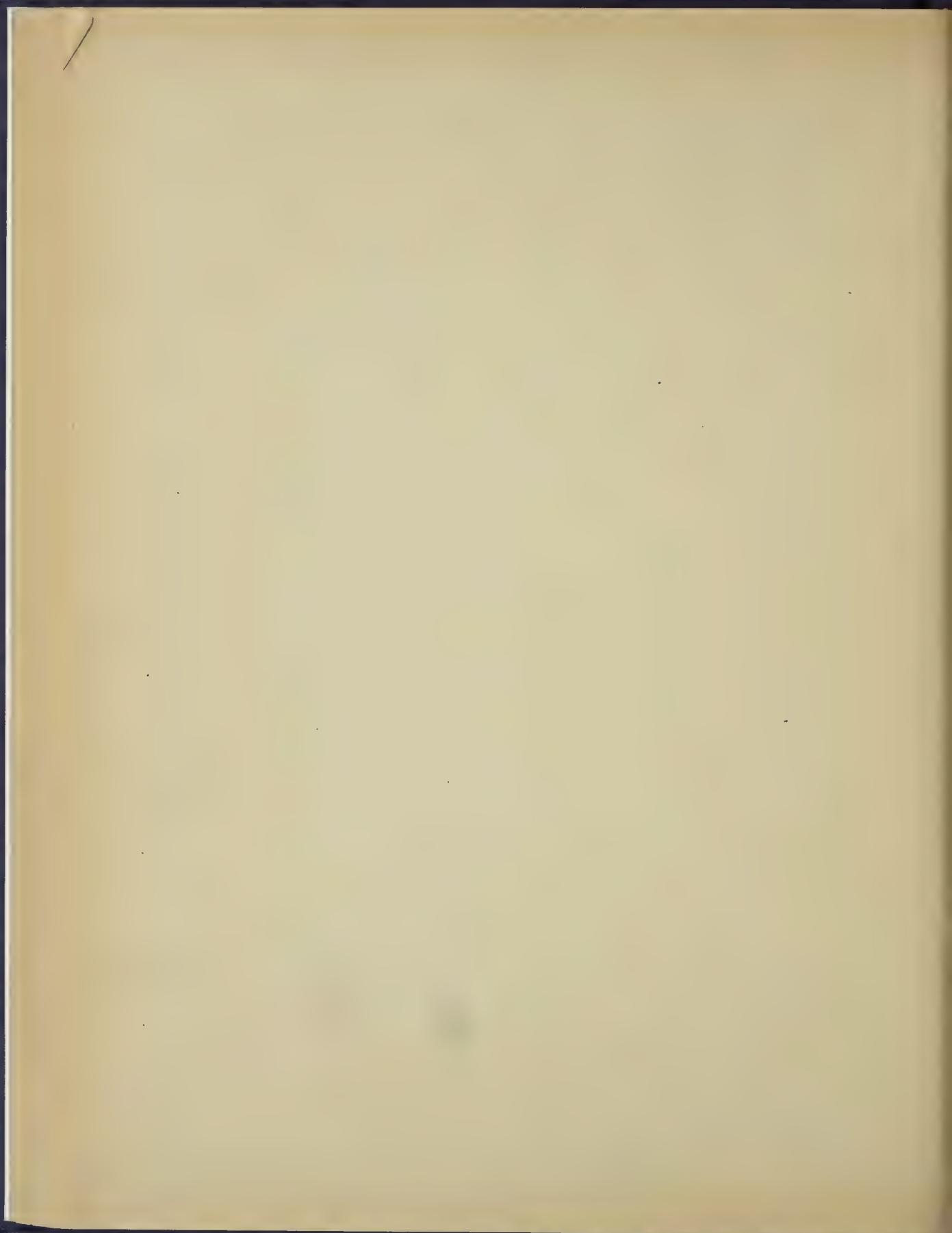
PERSPECTIVE VIEW



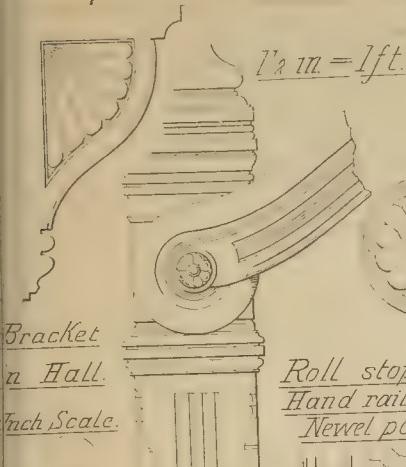
EAST ELEVATION.*SOUTH ELEVATION.*



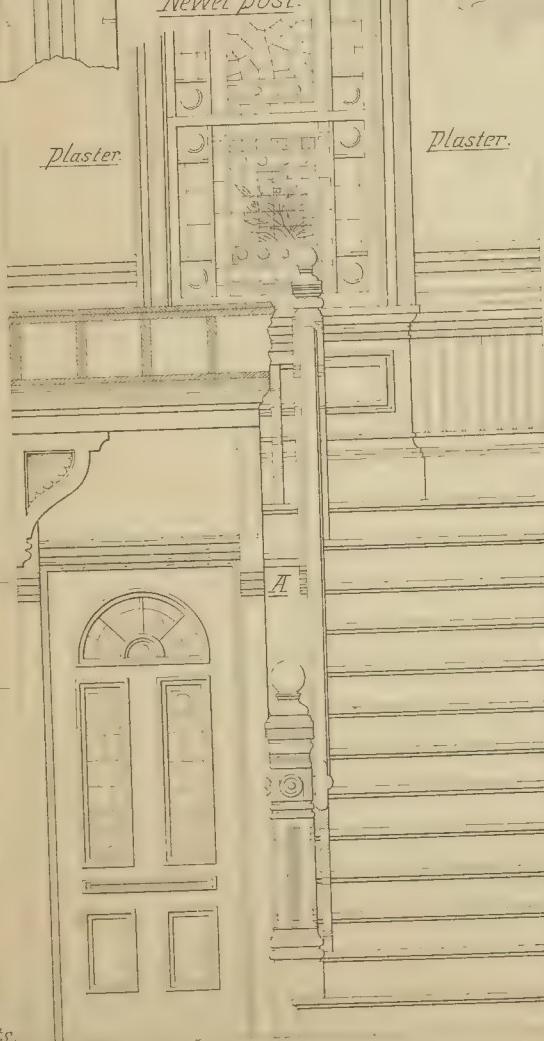
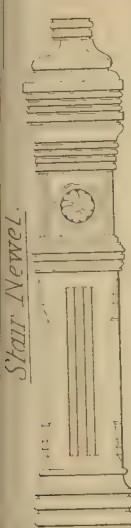




*Bracket used on beam
between Library & Sitting R*



*Roll stopping
Hand rail on
Newel post.*

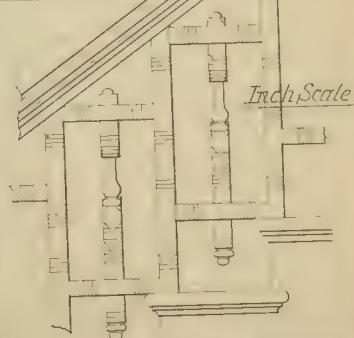


Bracket A
on small posts.

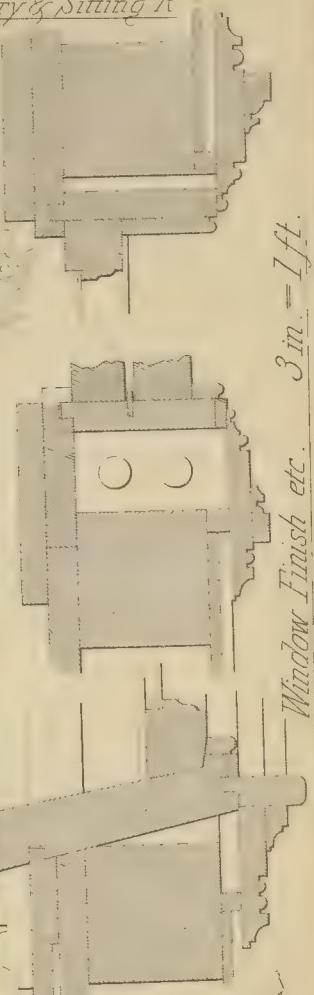
Plaster.

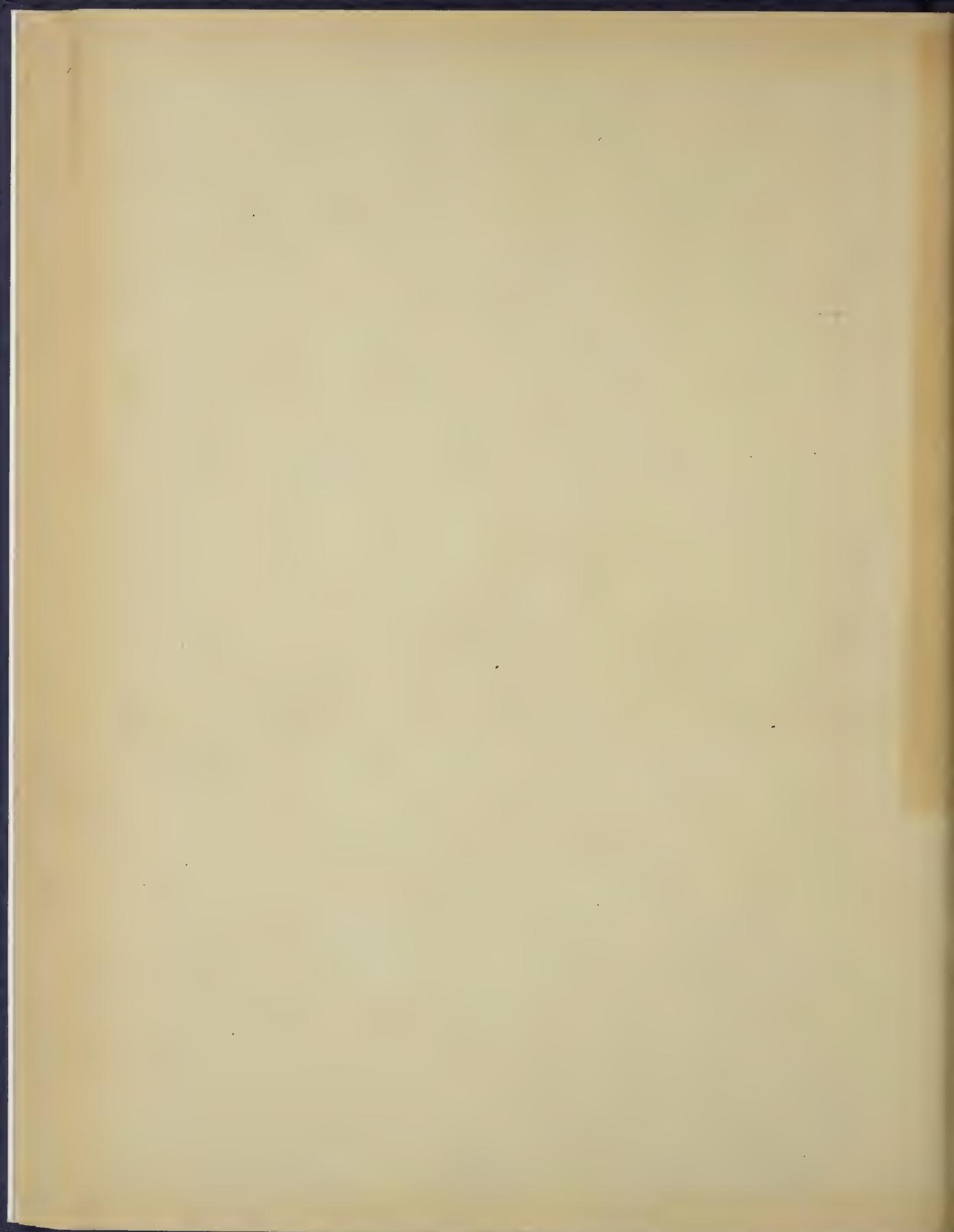


*Stair Details
rail and
balustrade.*

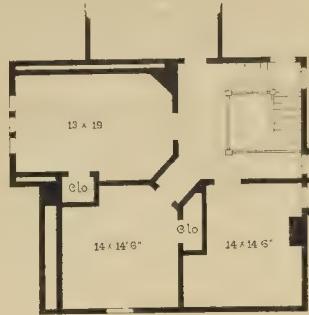
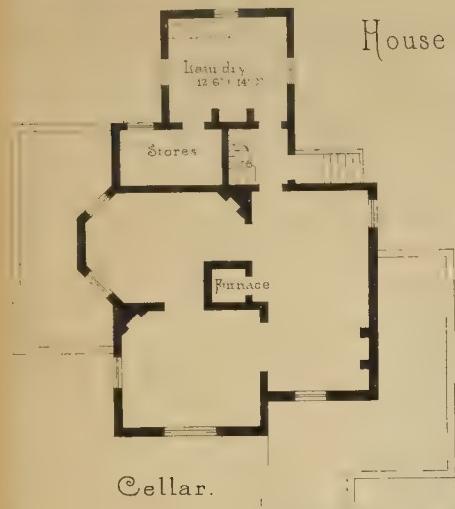


*INTERIOR DETAILS
DESIGN PLATE 41 & 42.*



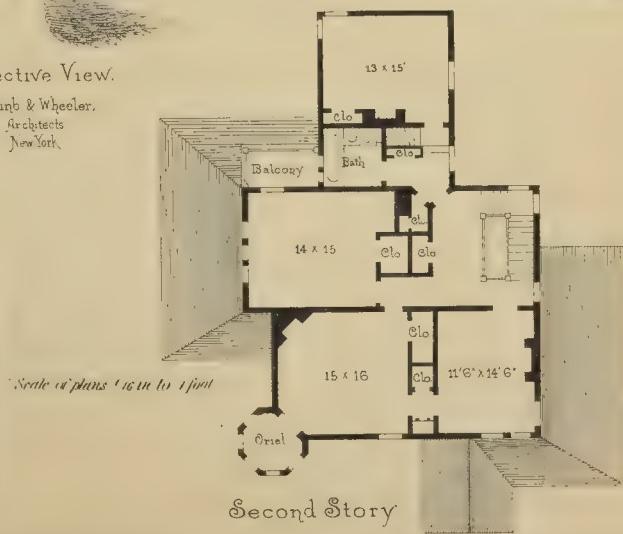
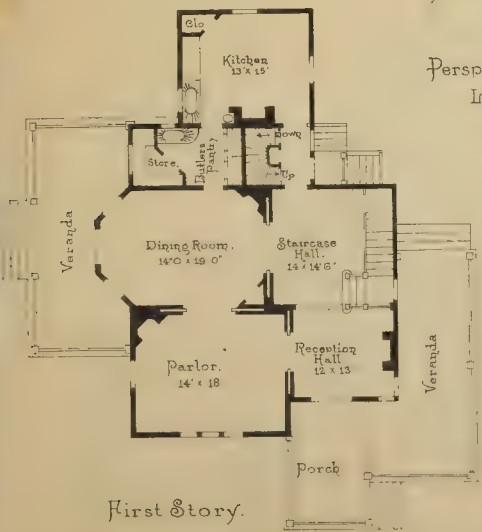


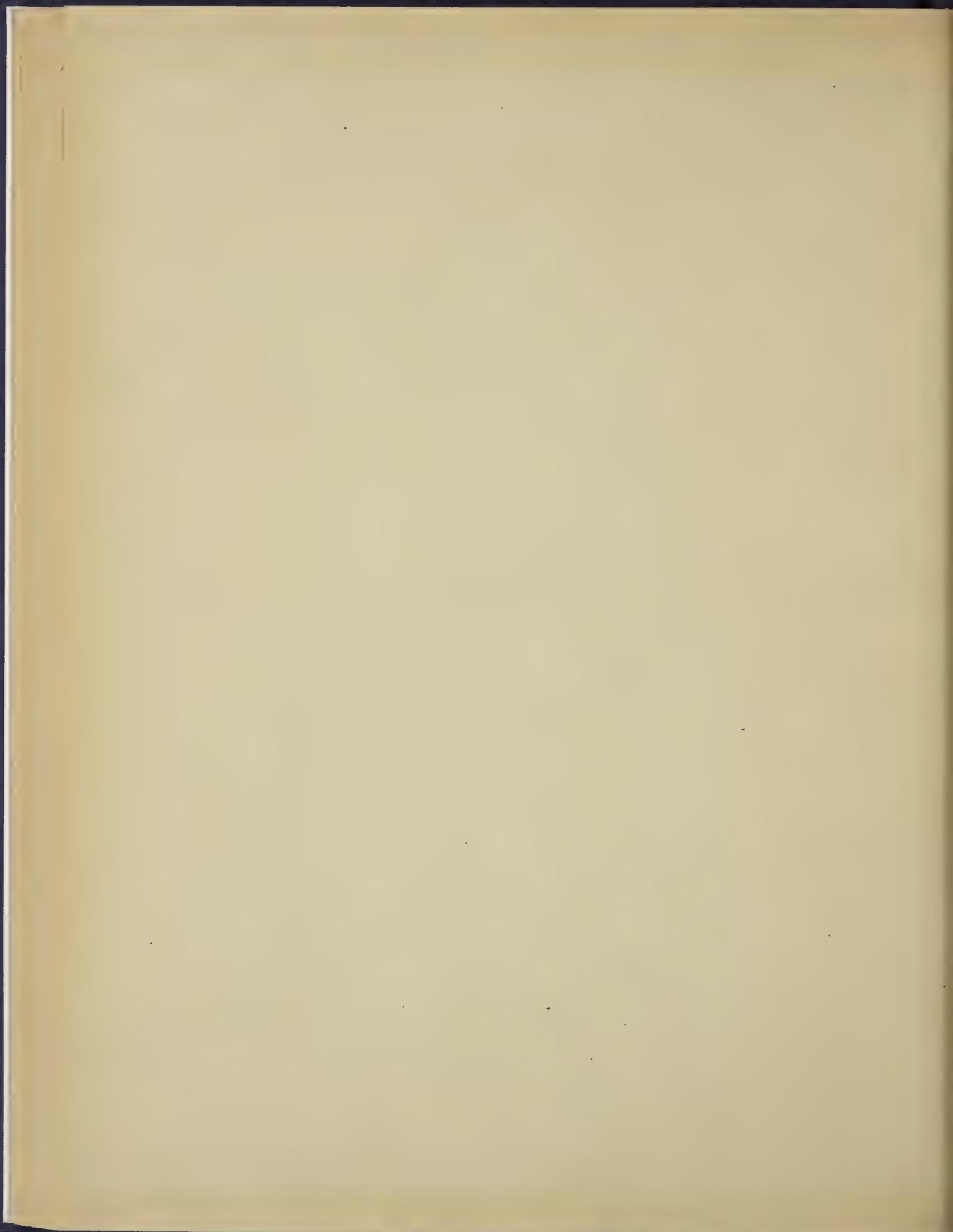
House at Short Hills, N.J.

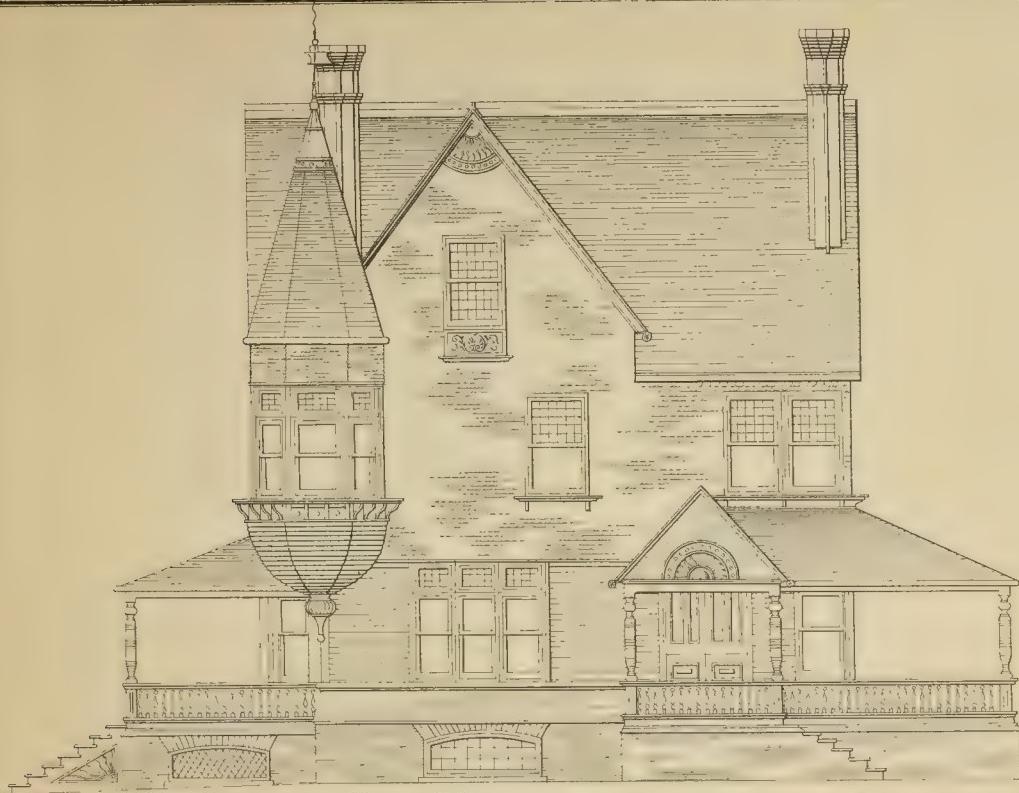


Perspective View.

Hains & Wheeler,
Architects
New York.

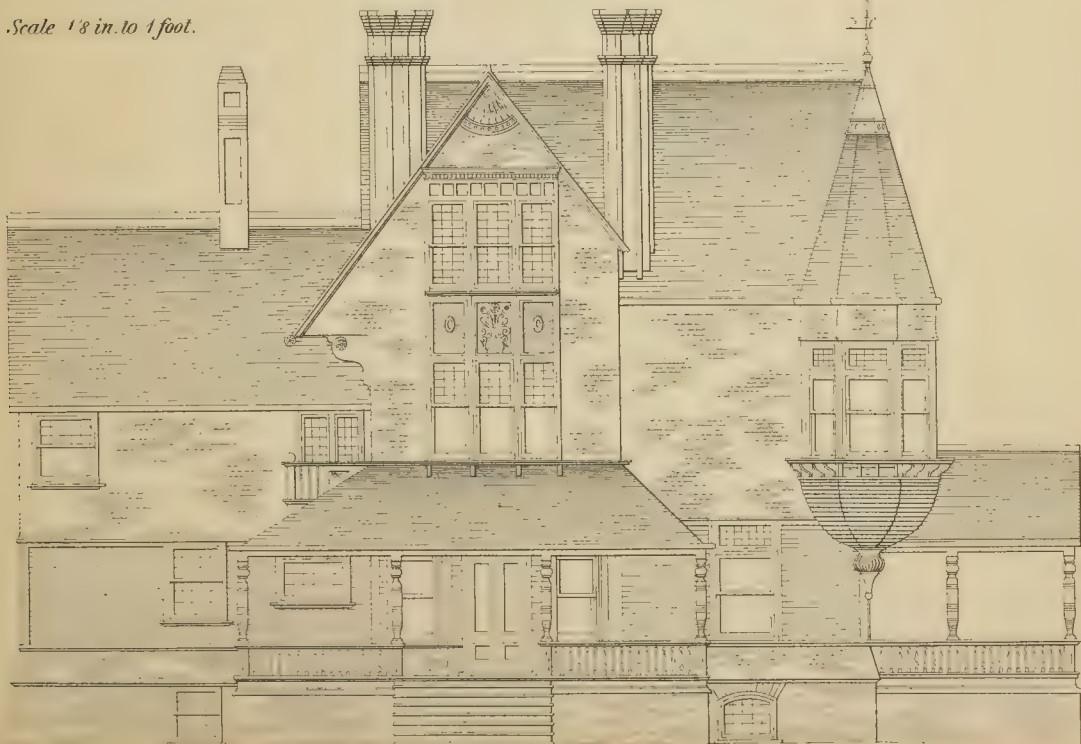




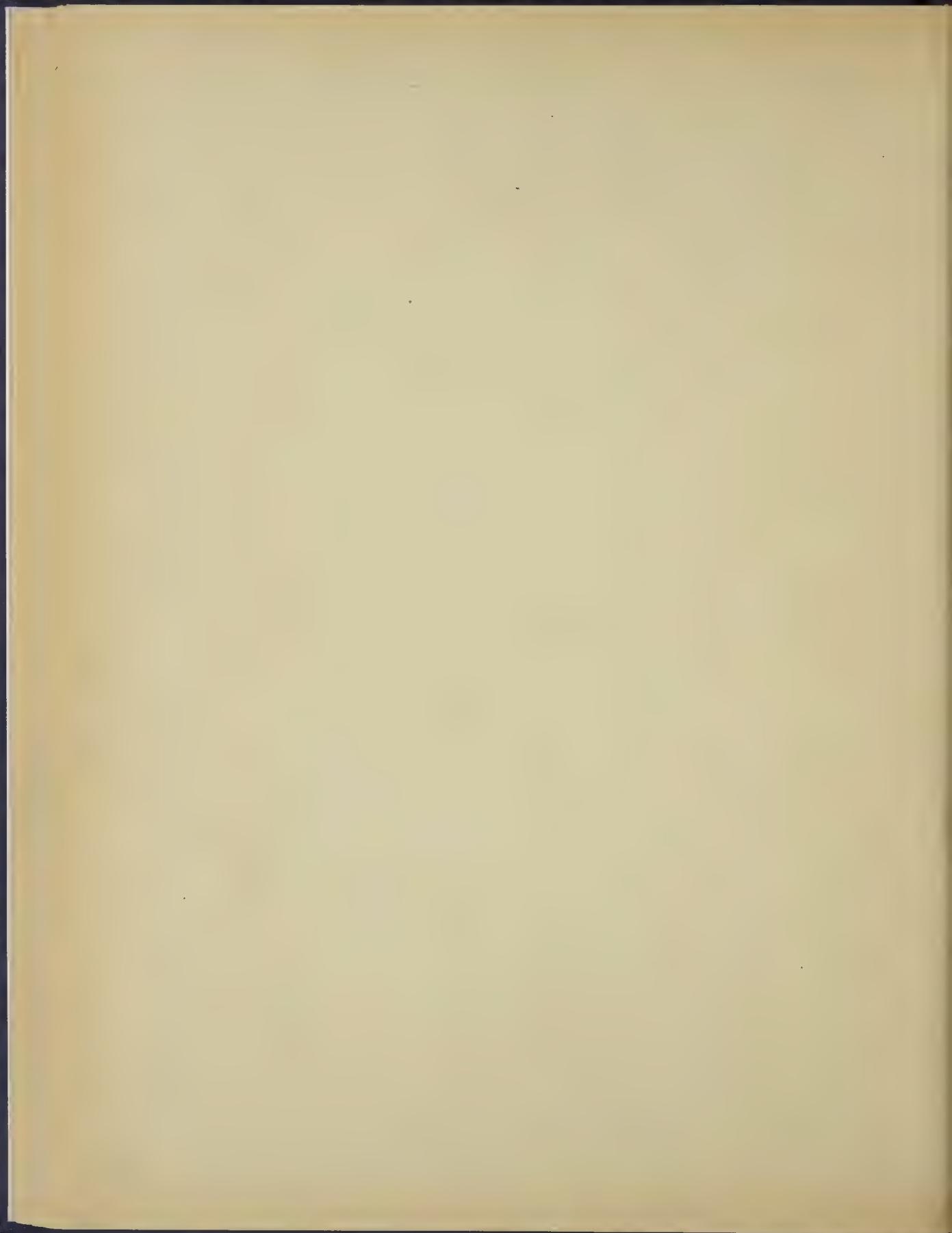


Front Elevation.

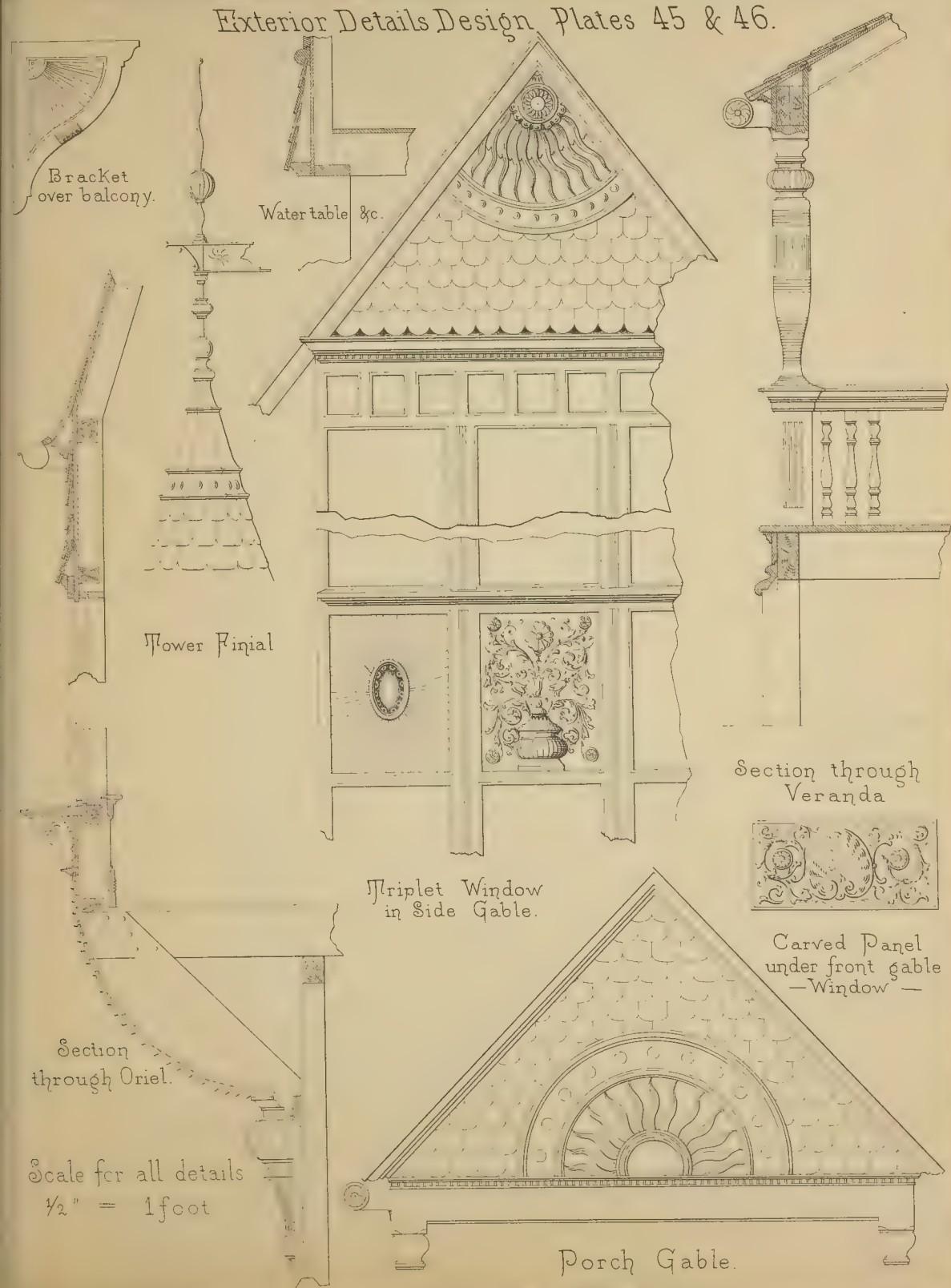
Scale 1/8 in. to 1 foot.



Side Elevation.

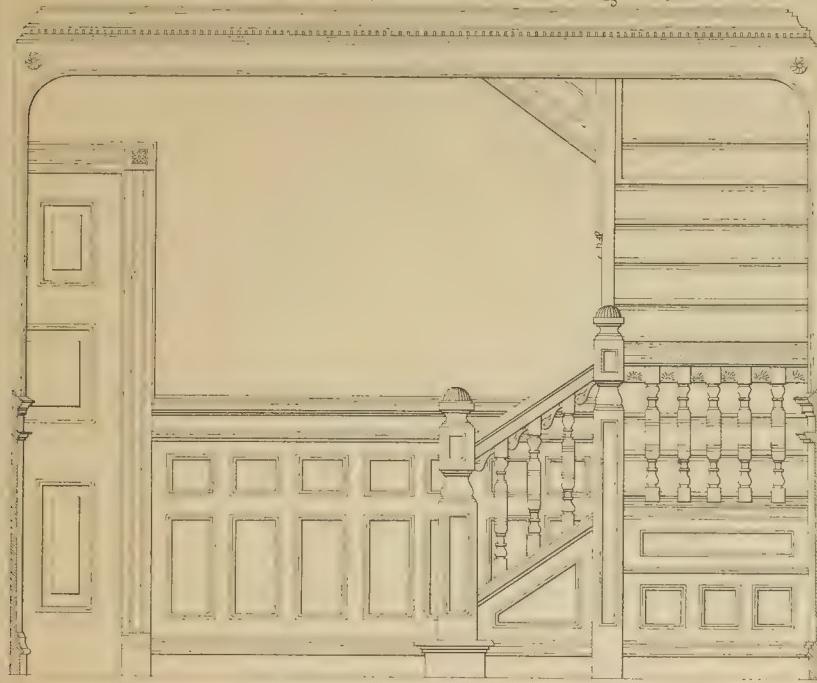


Exterior Details Design, Plates 45 & 46.

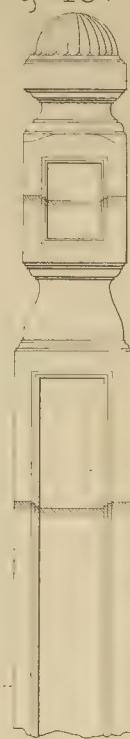




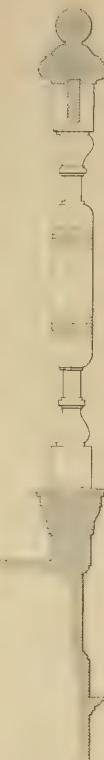
Interior Finish Design Plates 45 & 46.



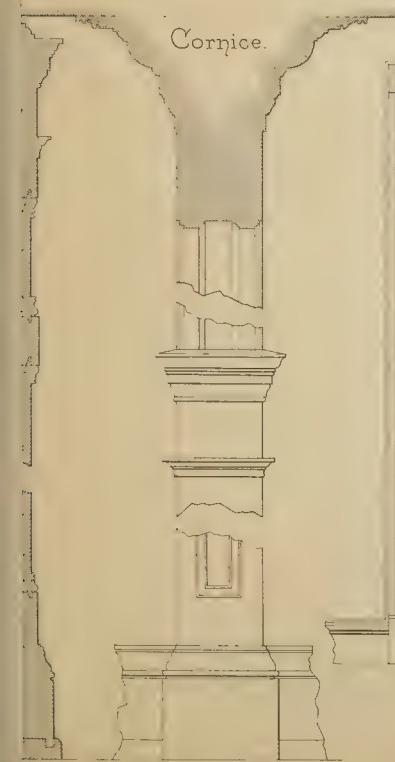
Interior of Hall.



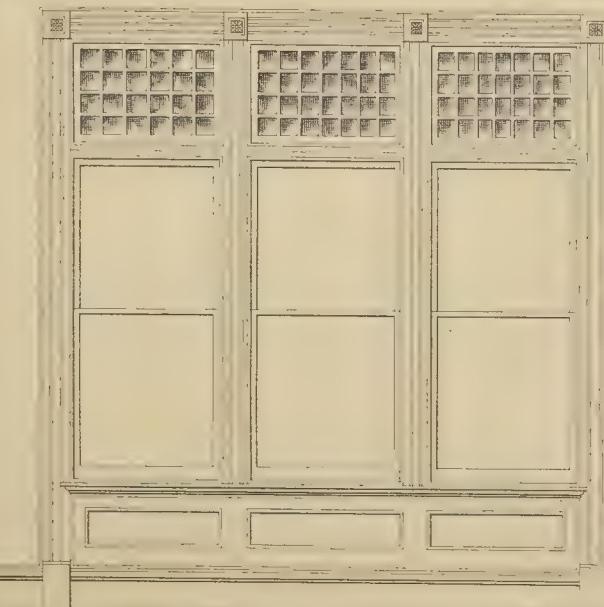
Newel.



Baluster Rail &c.



Cornice.



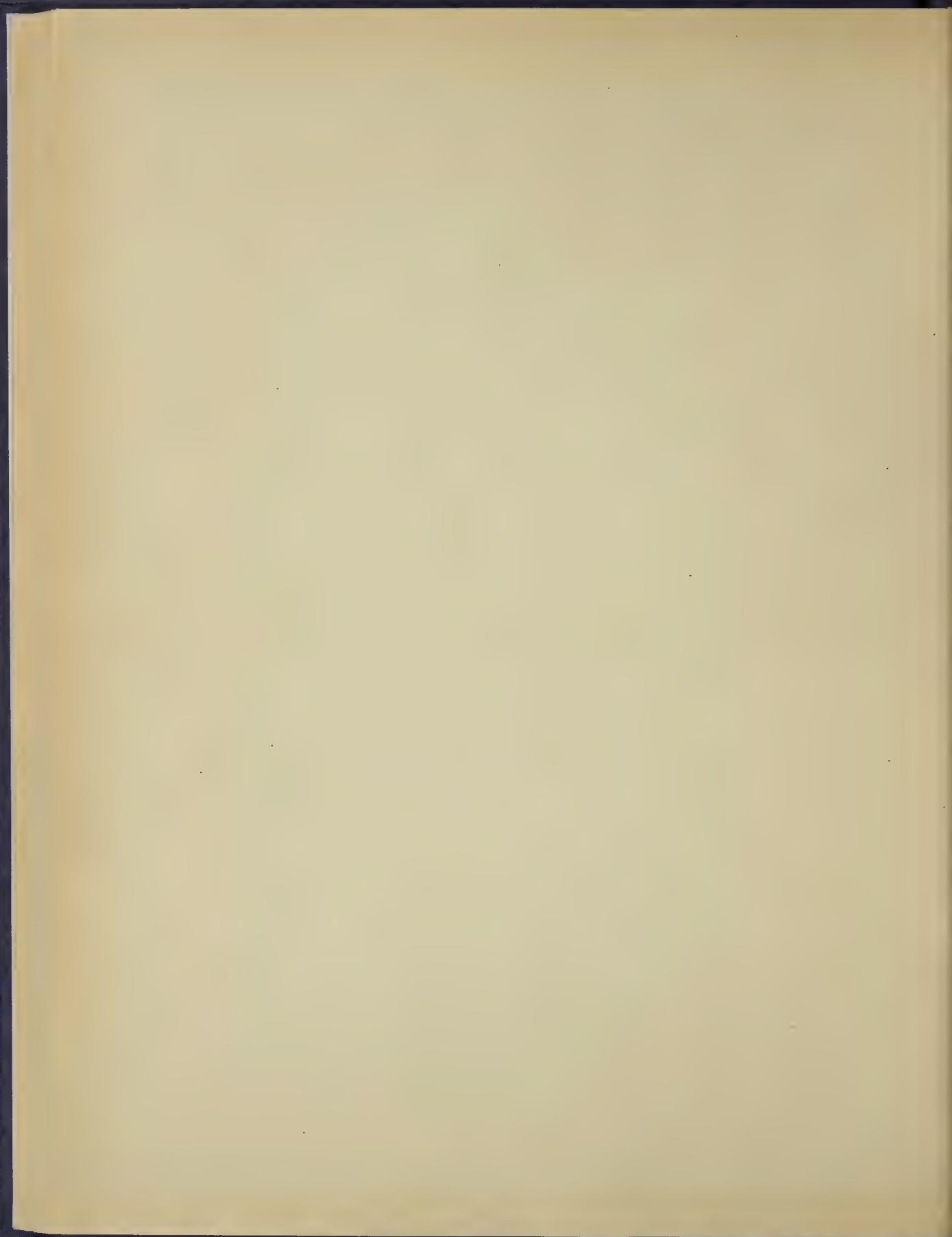
Triplet Window

Scale { Elevations $\frac{1}{2}$ " = } 1 foot
Details $1\frac{1}{2}$ " = }

Horizontal Section

Section through Window Sill.

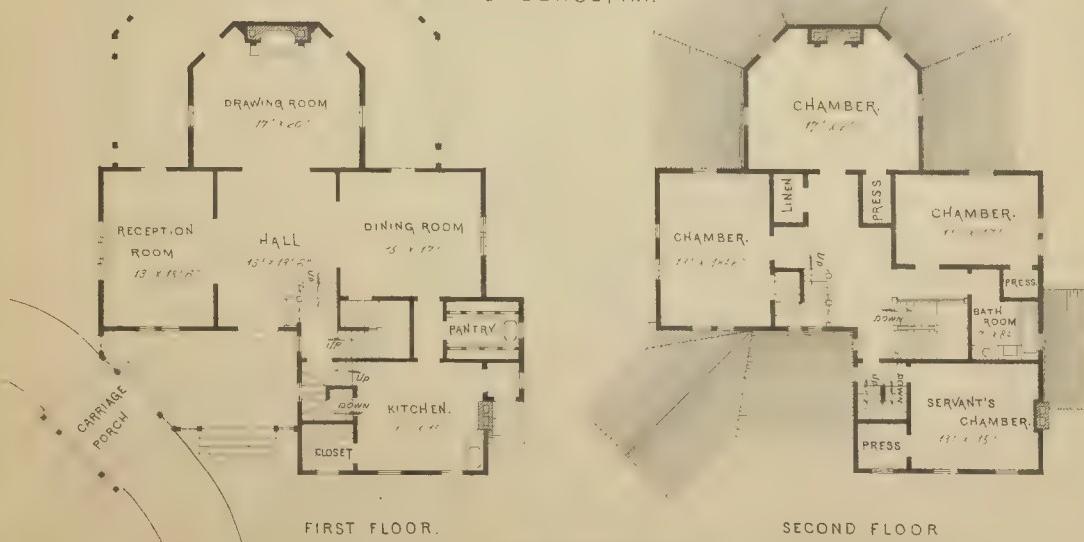
Wainscot. Hall Arch.



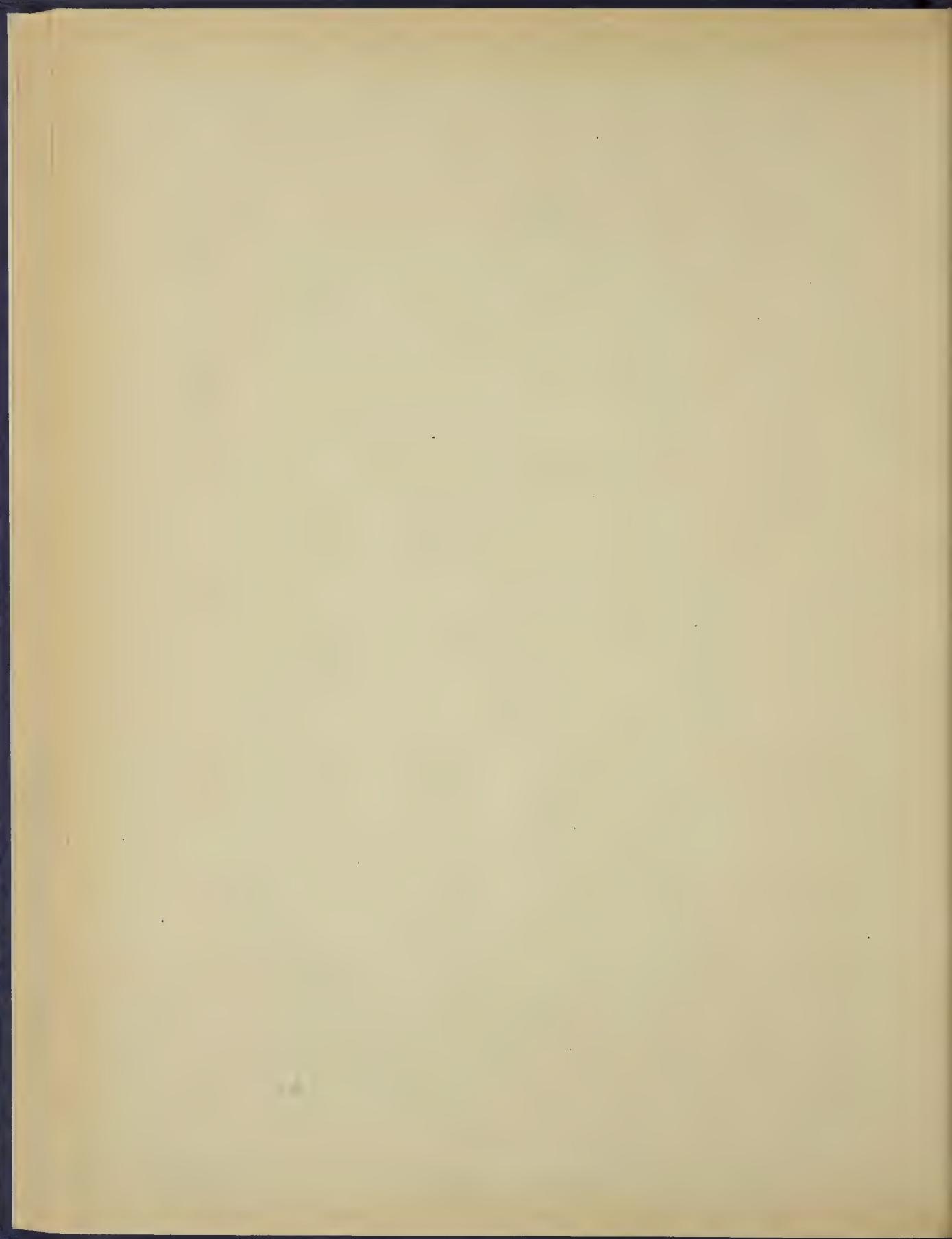


Sea or Lake Shore Cottage,

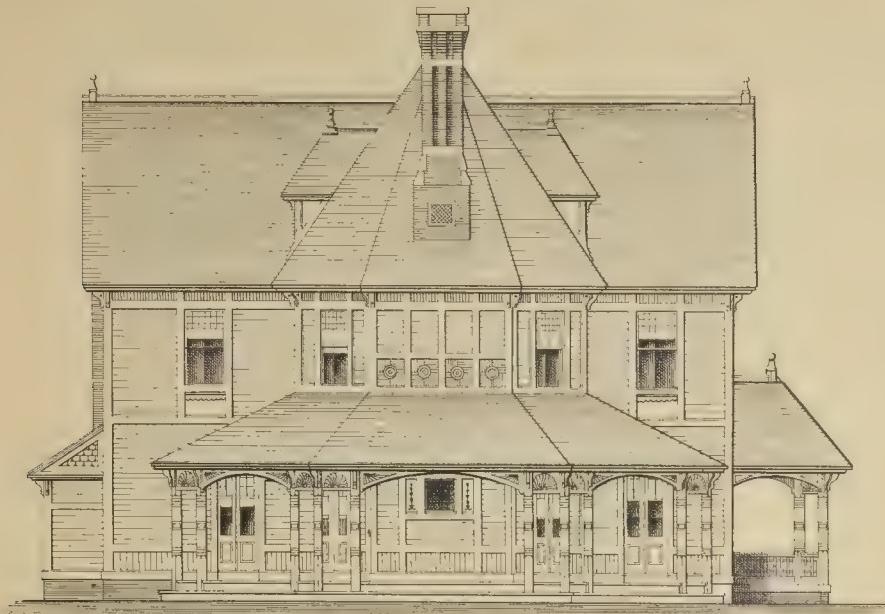
WM. R. WALKER & SON,
Architects,
PROVIDENCE, R.I.



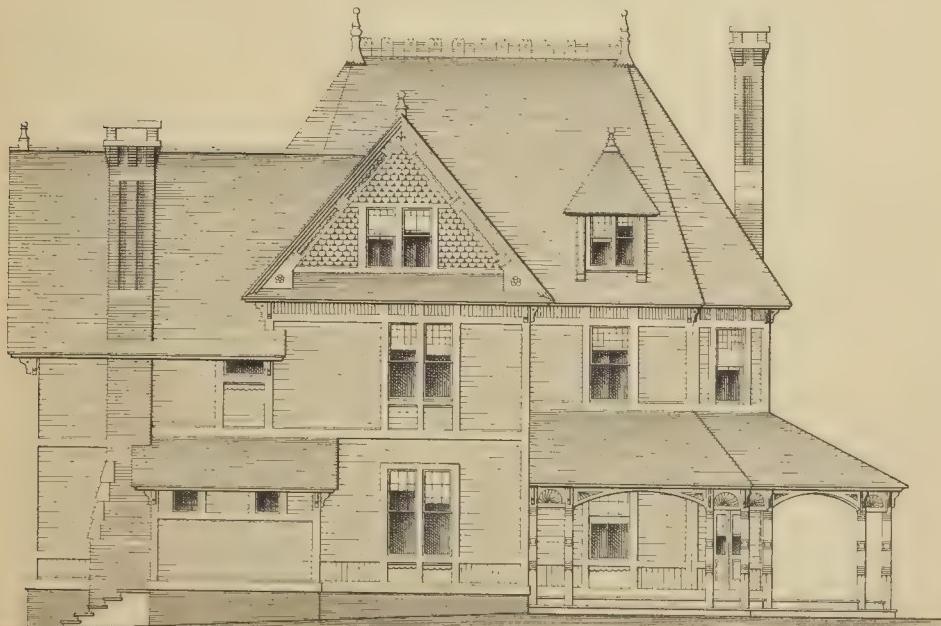
Scale 16 feet to 1 inch



SEA OR LAKE SHORE COTTAGE.

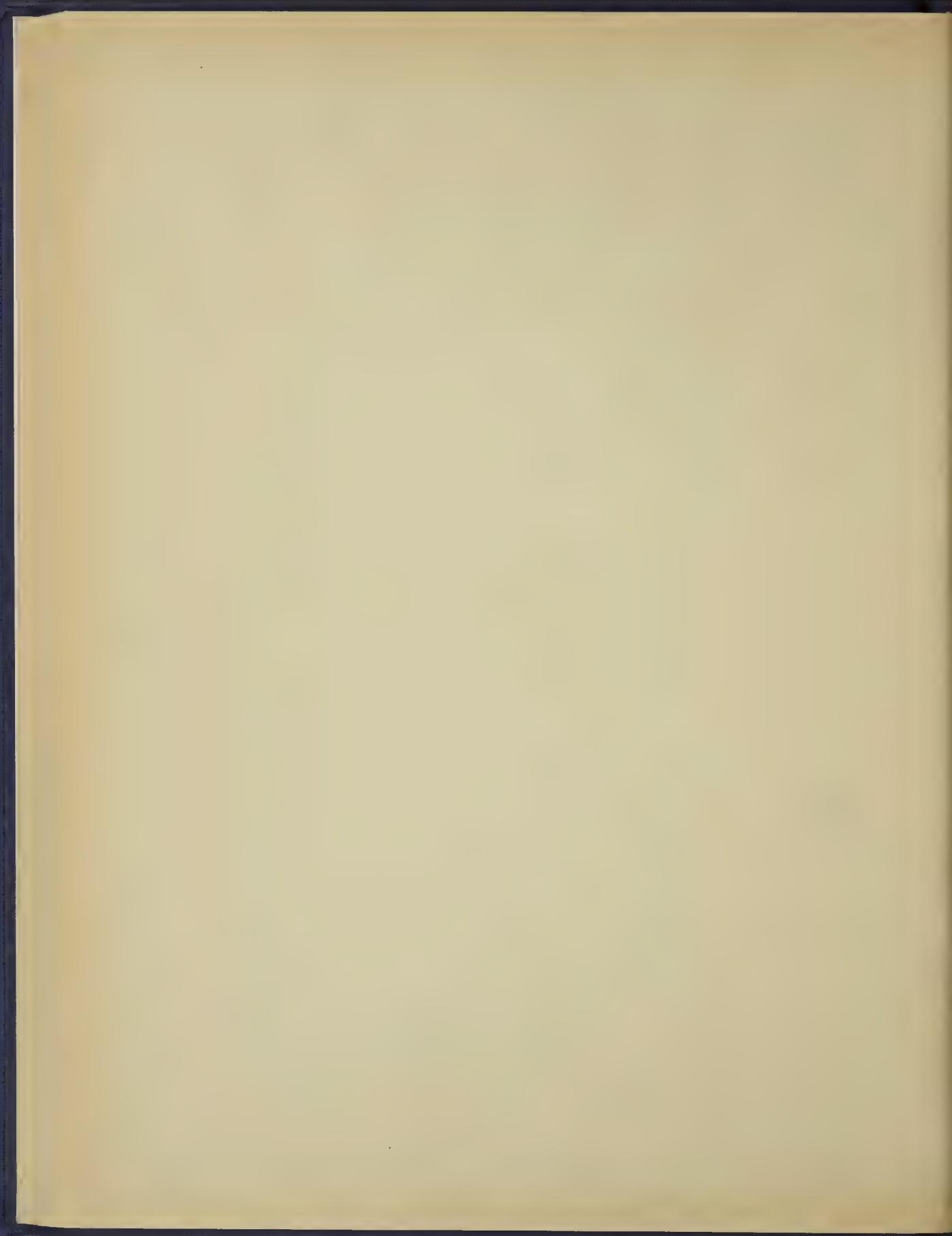


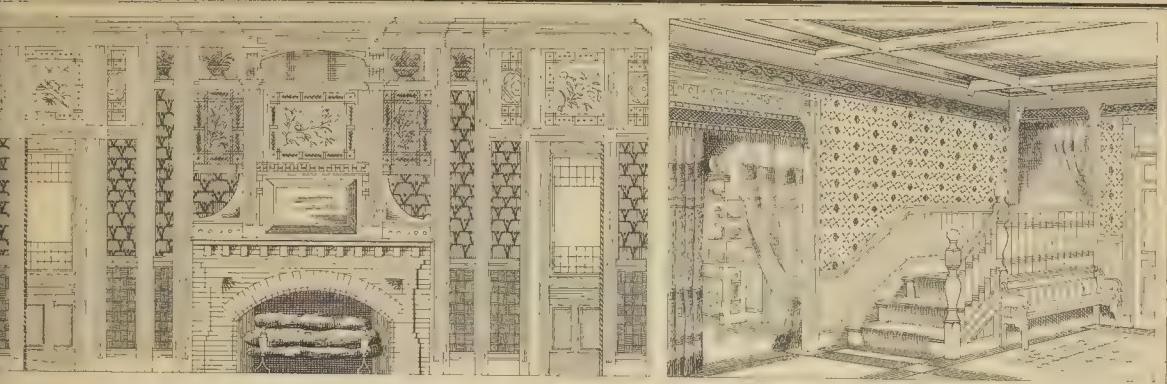
WATER FRONT.



SIDE ELEVATION.

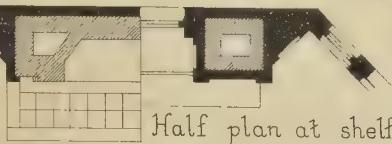
Scale 10 ft. to 1 in.





Perspective View of Main Hall.

Half plan
at fireplace.

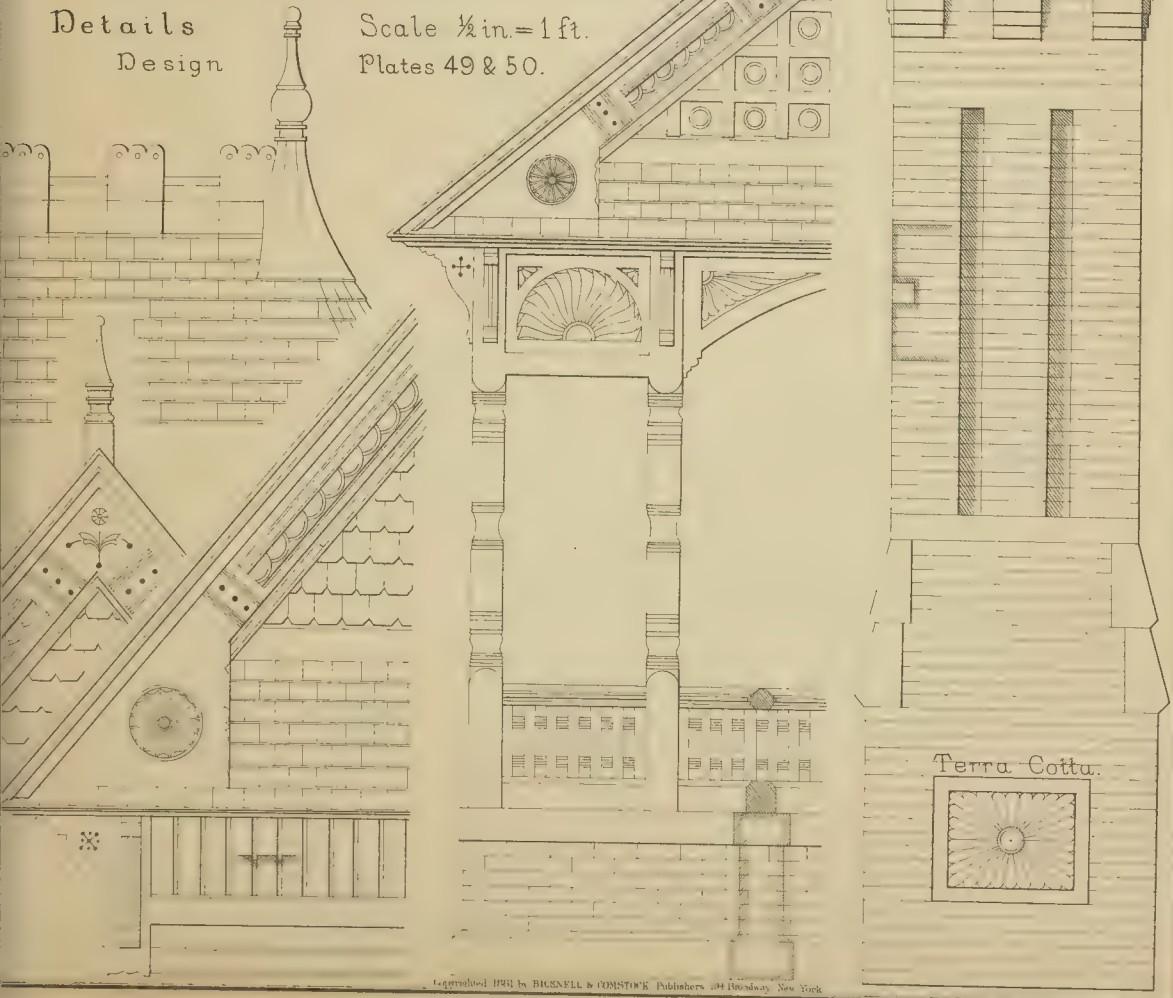


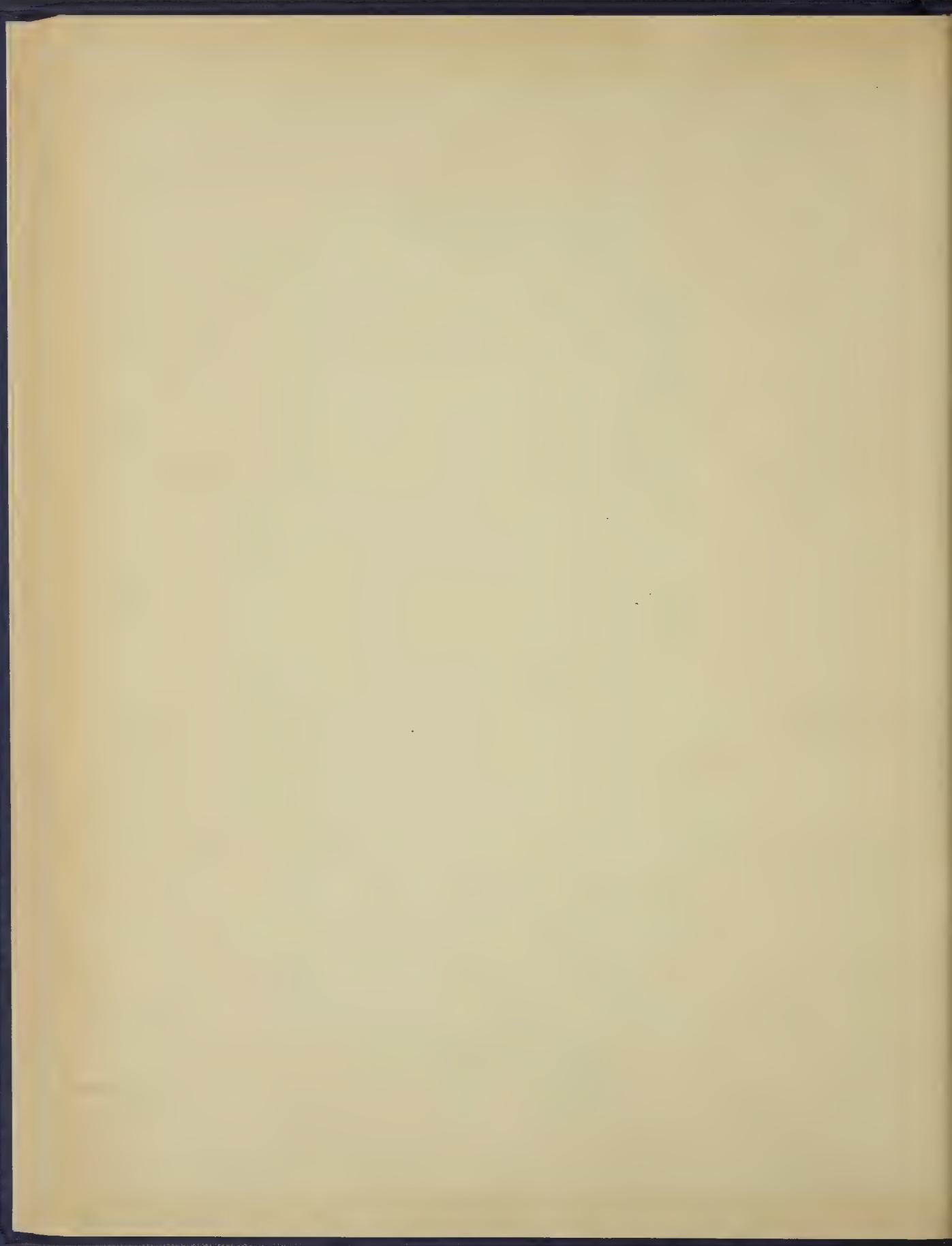
Half plan at shelf.

Plan and Elevation of Drawing Room.
Scale $\frac{1}{4}$ in. = ft.

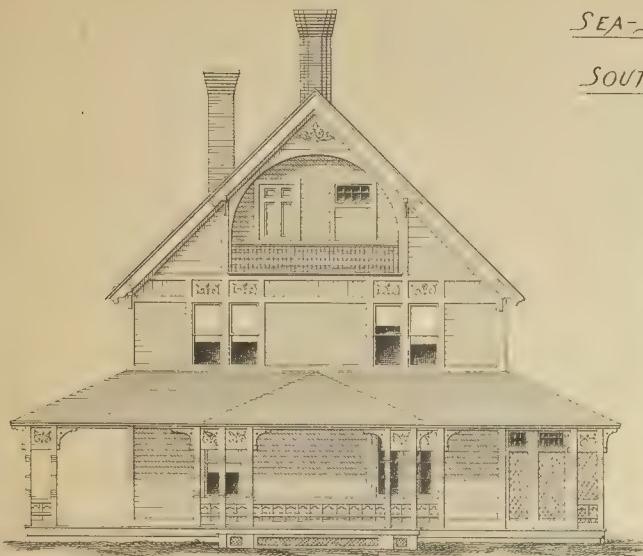
Details
Design

Scale $\frac{1}{4}$ in. = 1 ft.
Plates 49 & 50.



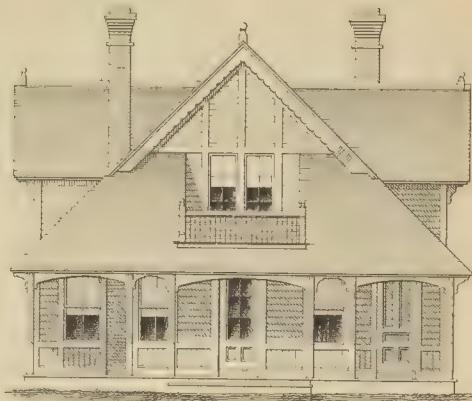


*SEA-SIDE COTTAGES
OR
SOUTHERN HOUSES.*



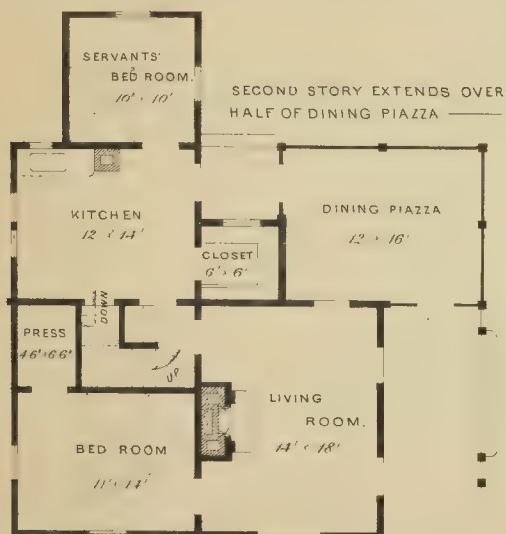
FRONT ELEVATION FIG. 1.

FIRST STORY 9FT. SECOND STORY 8 FT. 6IN



FRONT ELEVATION FIG. 2.

FIRST STORY 9FT. SECOND STORY 6FT. TO PLATE.



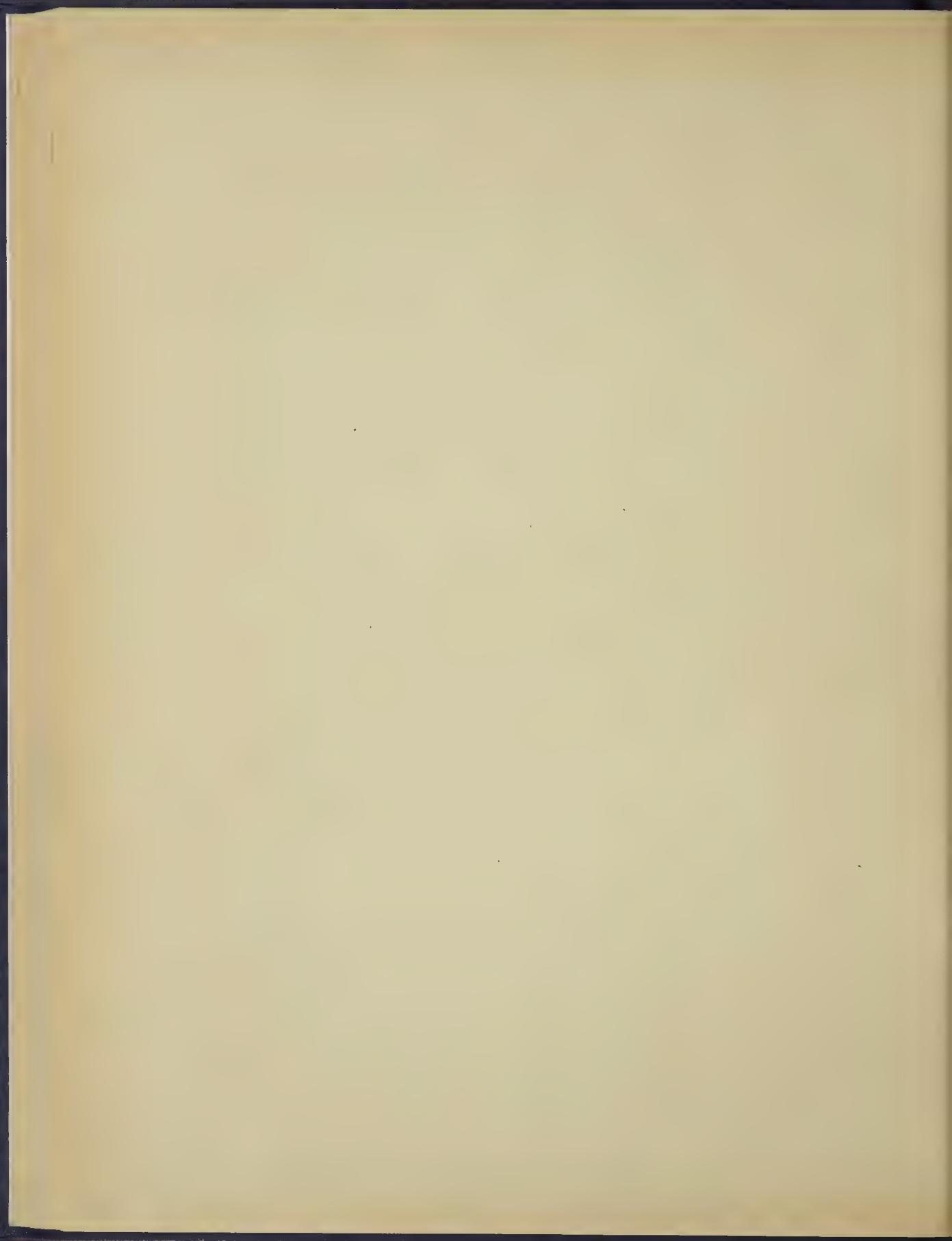
FIRST FLOOR PLAN FIG. 1.

FOUR CHAMBERS WITH PRESSES ON SECOND FLOOR.



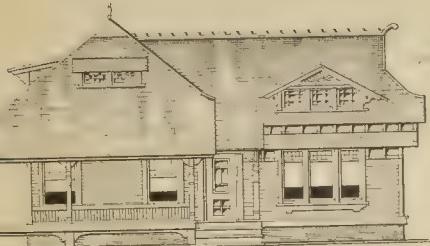
FIRST FLOOR PLAN FIG. 2.

THREE CHAMBERS WITH PRESSES ON SECOND FLOOR.

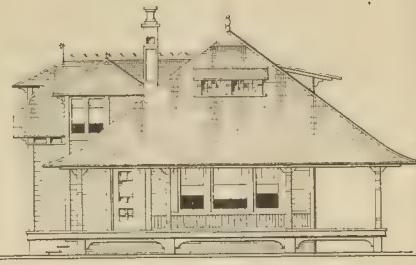
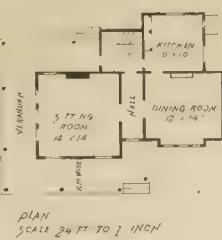


-DESIGN-2-

SCALE 12 FT TO 1 INCH



FRONT ELEVATION



SIDE ELEVATION

-DESIGN-2-



SIDE ELEVATION

PLAN
SCALE 36 FT TO 1 INCH

SCALE 8 FT TO 1 INCH

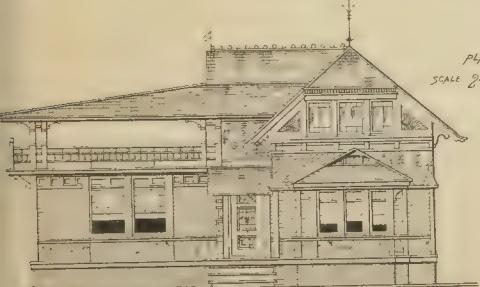


FRONT ELEVATION

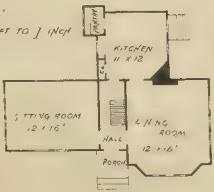
SMALL SEASHORE OR SOUTHERN COTTAGES.

-W-B-TUTHILL- ARCHITECT.
N.Y.

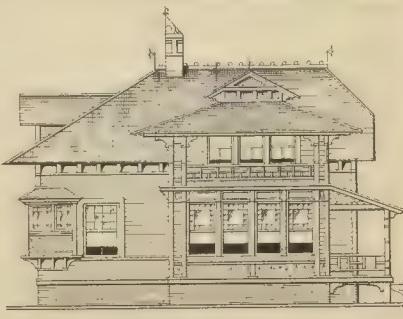
-DESIGN-3-



FRONT ELEVATION

PLAN
SCALE 24 FT TO 1 INCH

SCALE 24 FT TO 1 INCH.



END ELEVATION



LATTICE WORK.

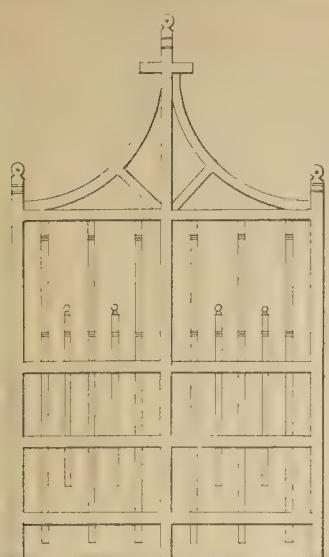


FIGURE 1.

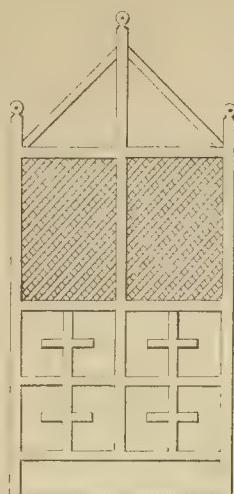


FIGURE 2.

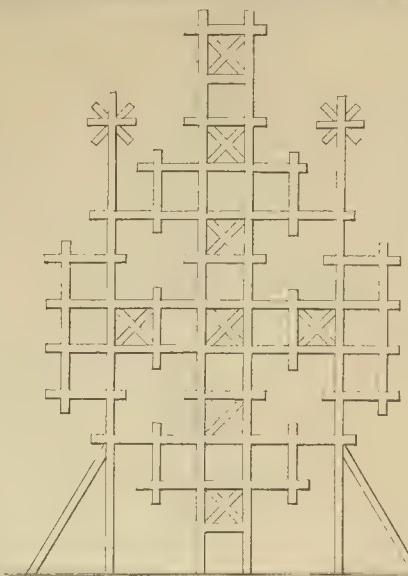


FIGURE 3.

MAIN STANDARDS $1\frac{3}{8} \times 2\frac{1}{4}$ HALVED TOGETHER.
 SMALLER " " $1\frac{3}{8} \times 1\frac{3}{4}$ " "
 LATTICE WORK $\frac{5}{16} \times 1\frac{1}{4}$

SCALE $\frac{1}{2}$ IN.=1 FT.

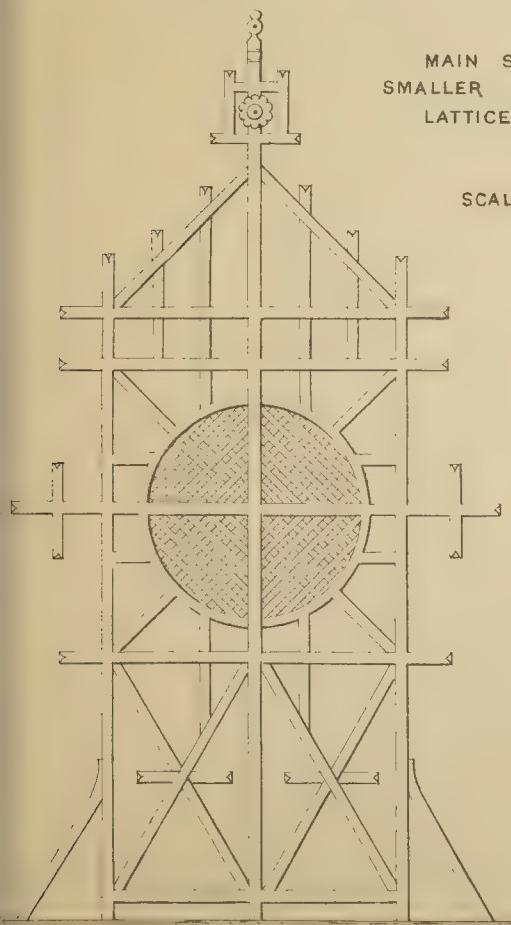


FIGURE 4.

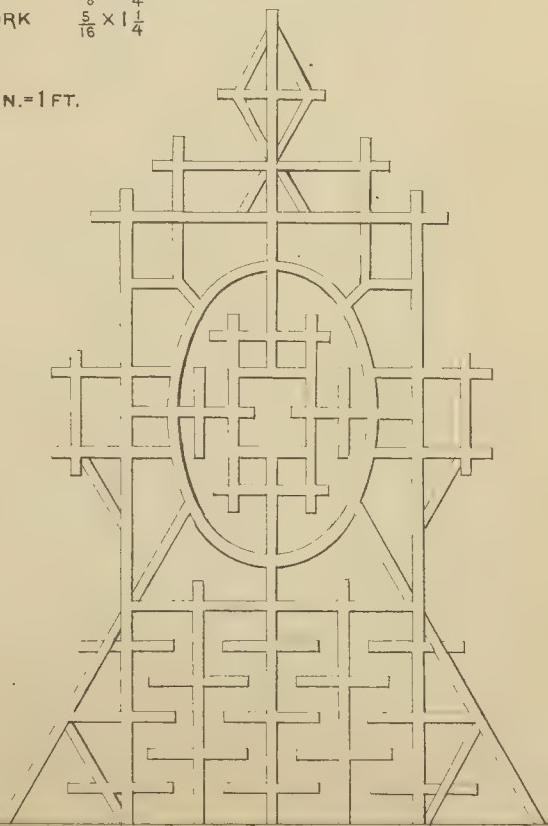
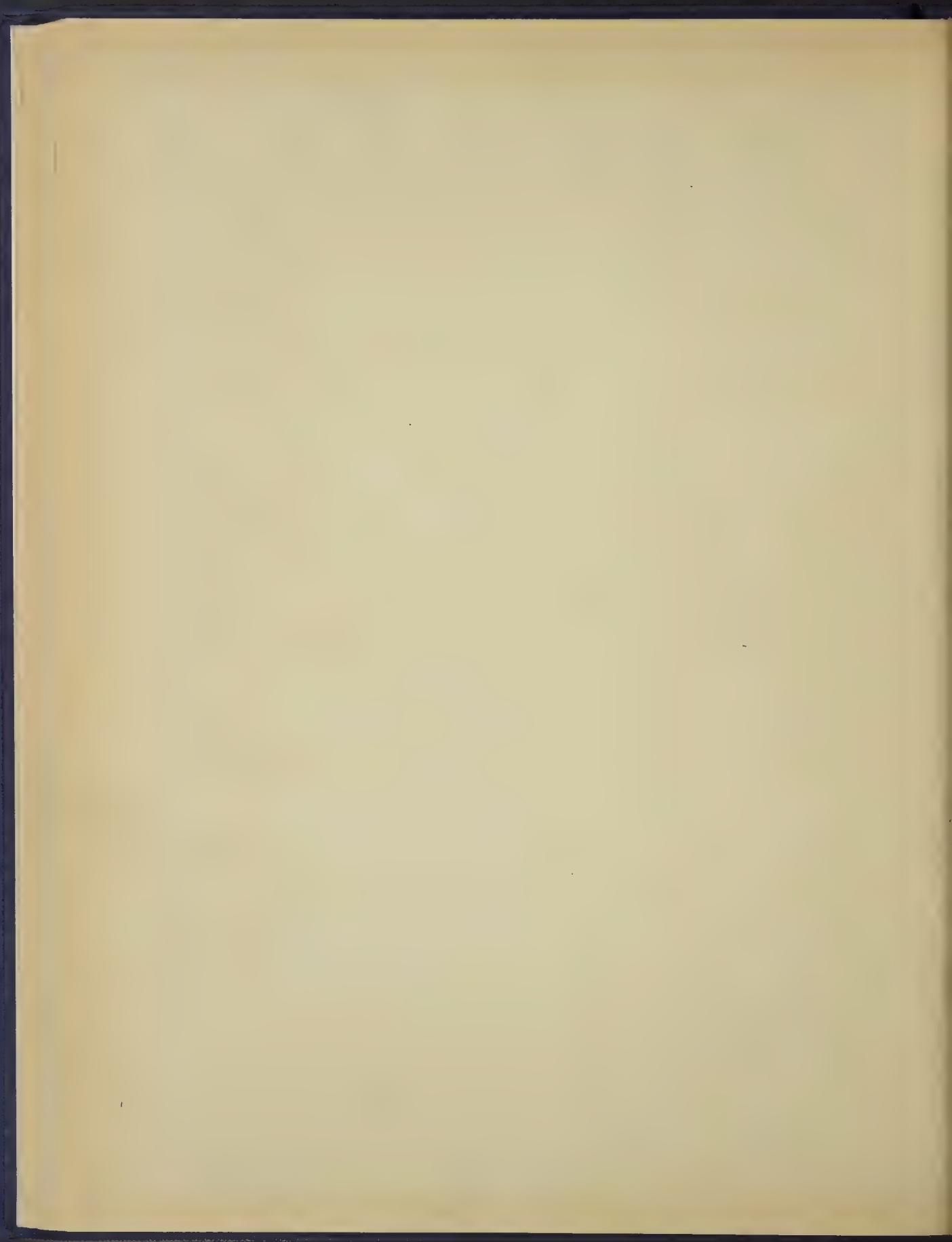
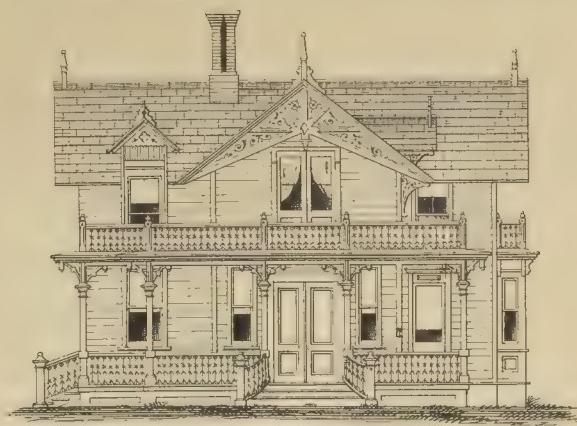


FIGURE 5.





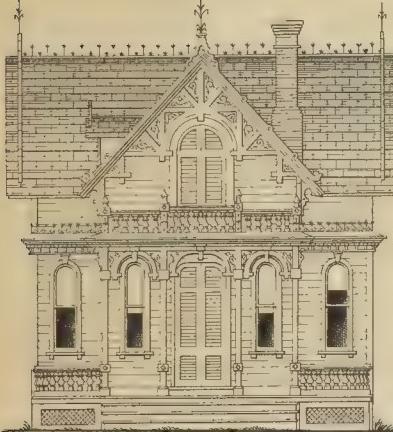
DESIGN 1.



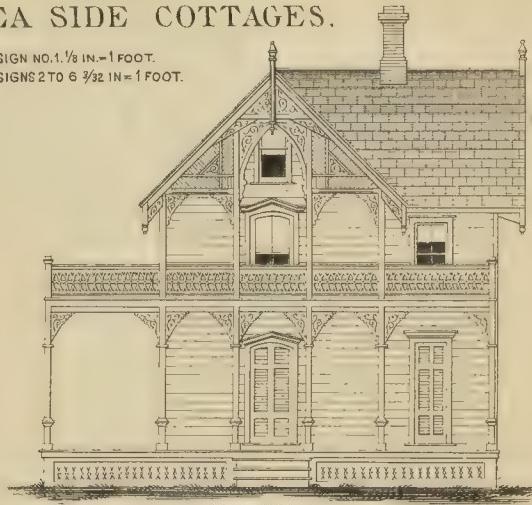
DESIGN 2.

SPECIMENS OF SEA SIDE COTTAGES.

SCALES { DESIGN NO. 1, $\frac{1}{8}$ IN.=1 FOOT.
DESIGNS 2 TO 6 $\frac{3}{32}$ IN.=1 FOOT.



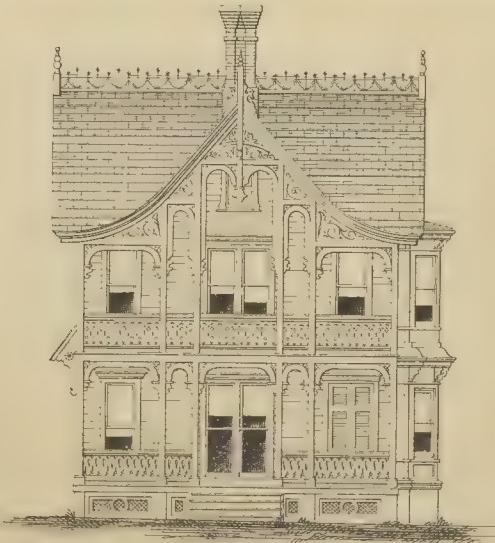
DESIGN 3.



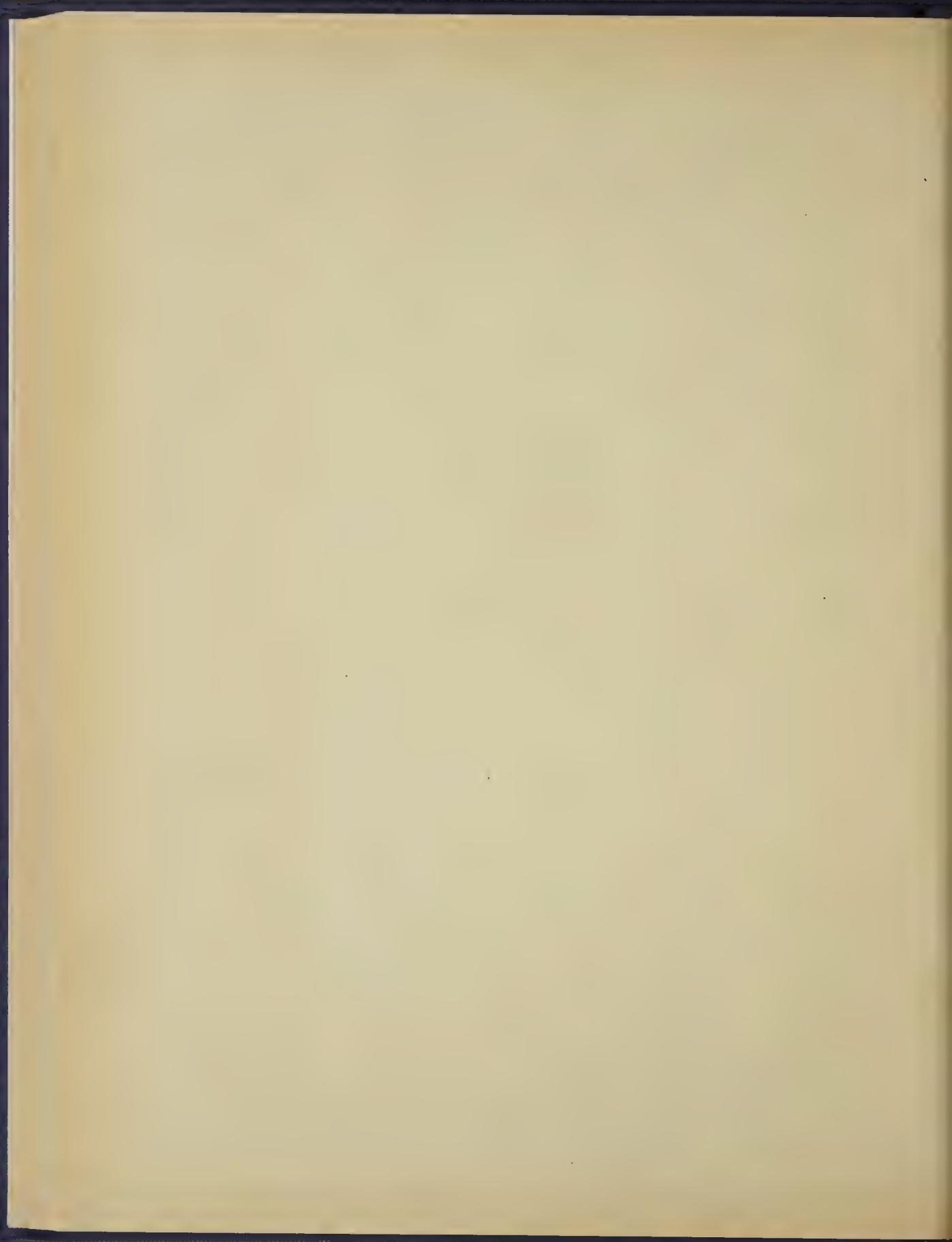
DESIGN 4.

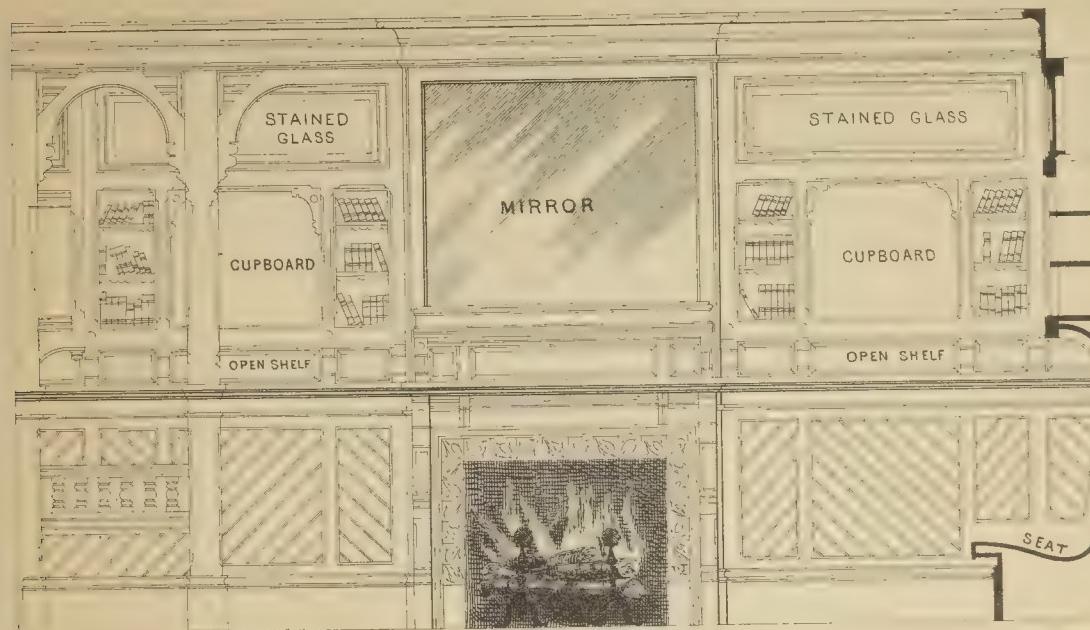


DESIGN 5.



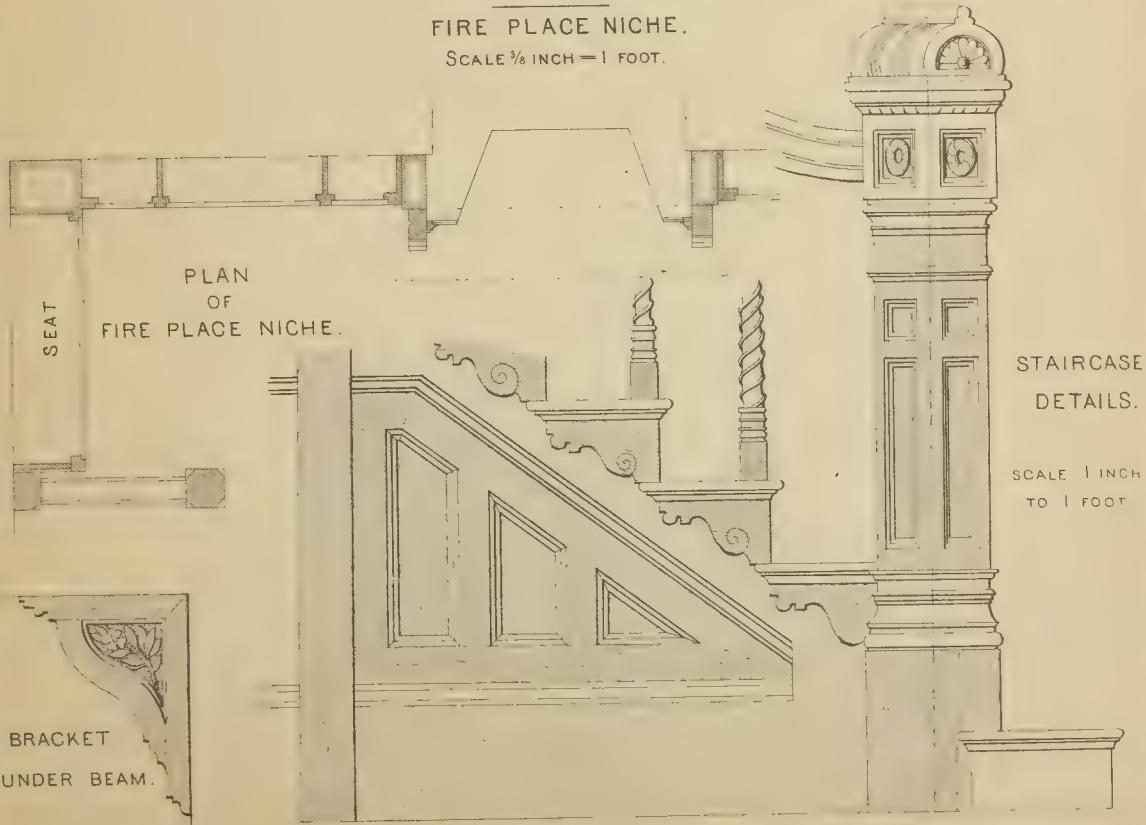
DESIGN 6.





INSIDE FINISH OF A SUMMER COTTAGE.

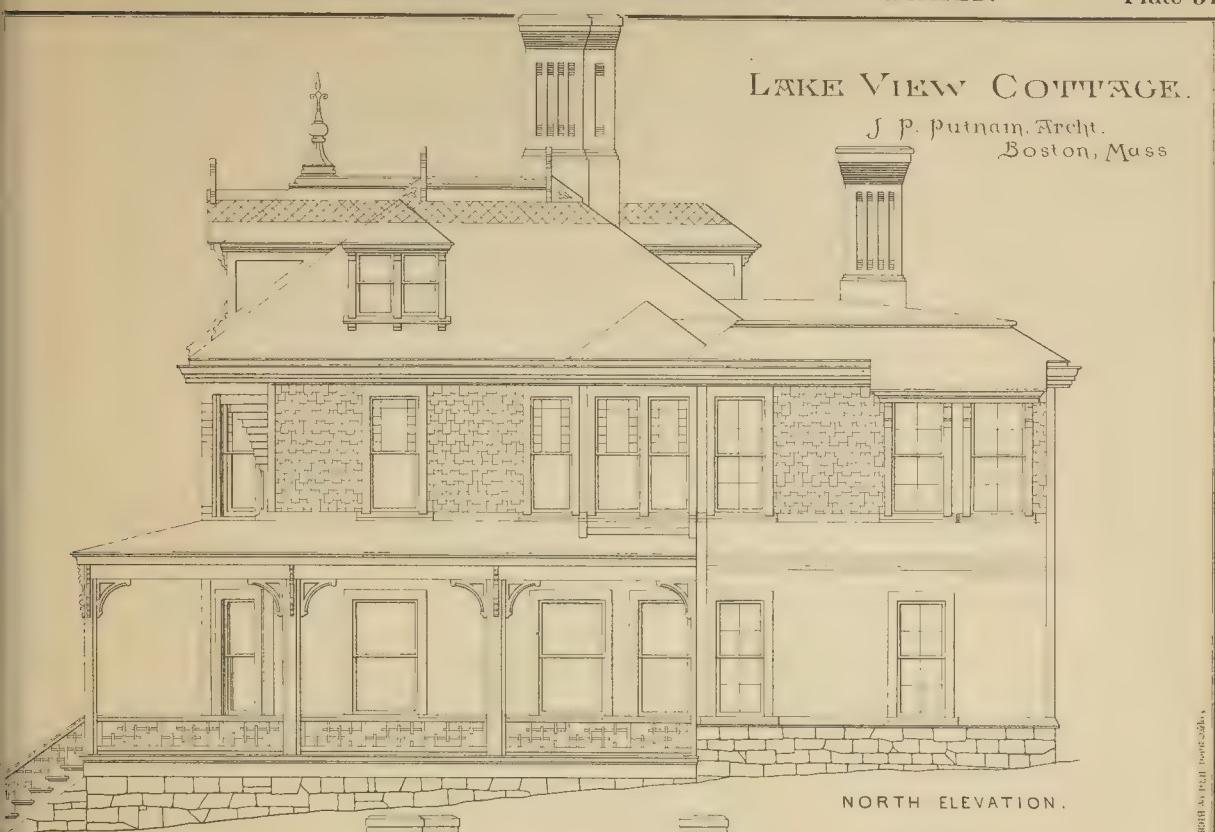
FIRE PLACE NICHE.

SCALE $\frac{1}{8}$ INCH = 1 FOOT.

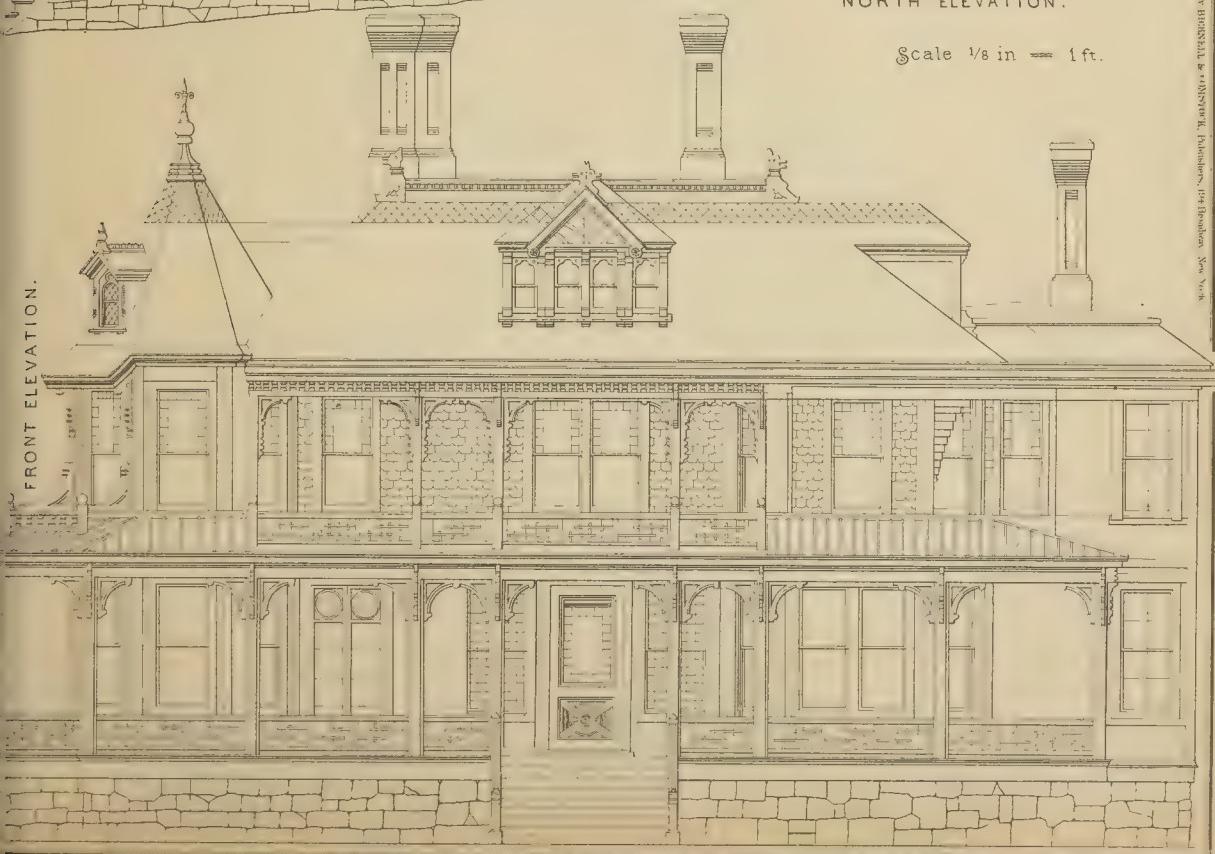


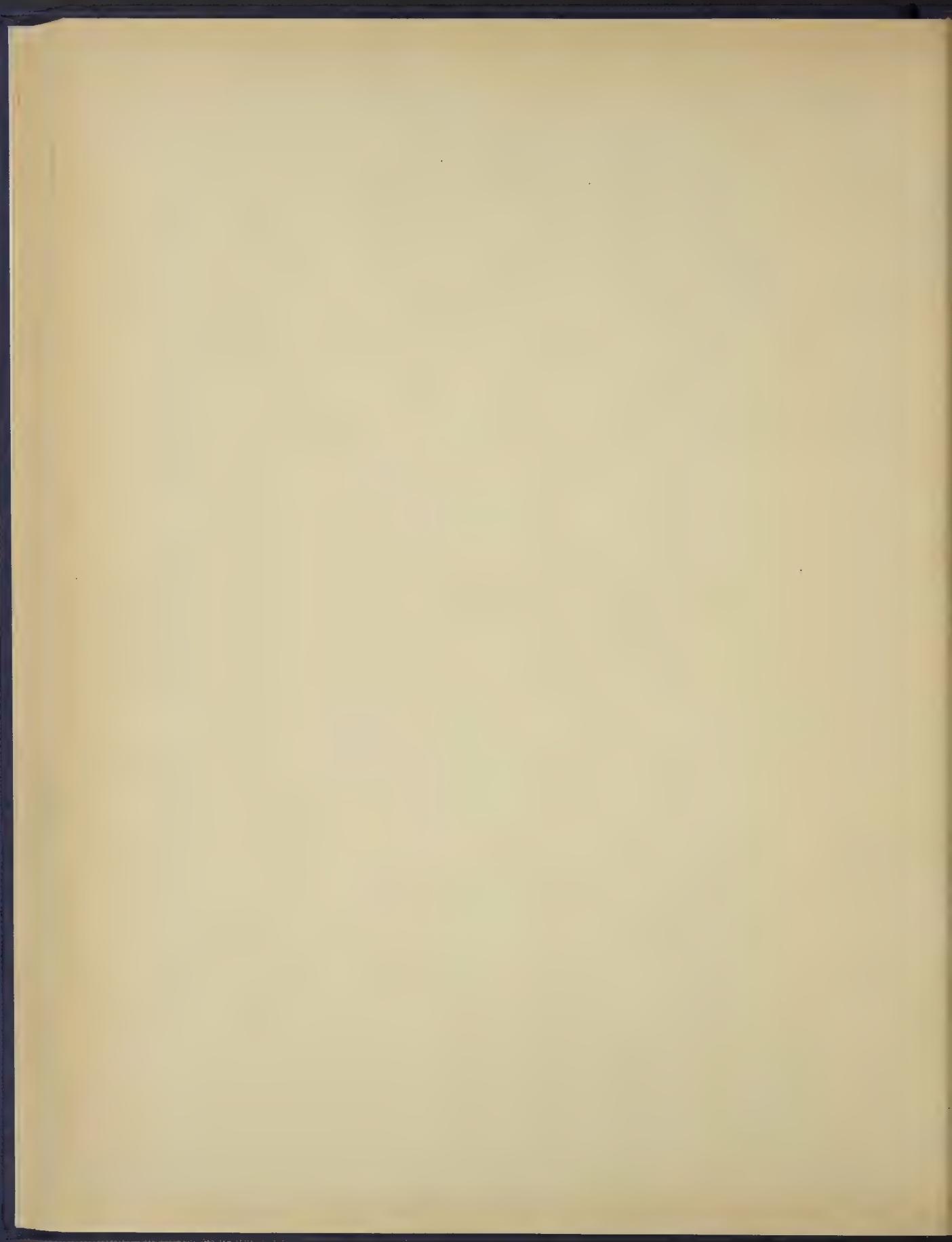
LAKE VIEW COTTAGE.

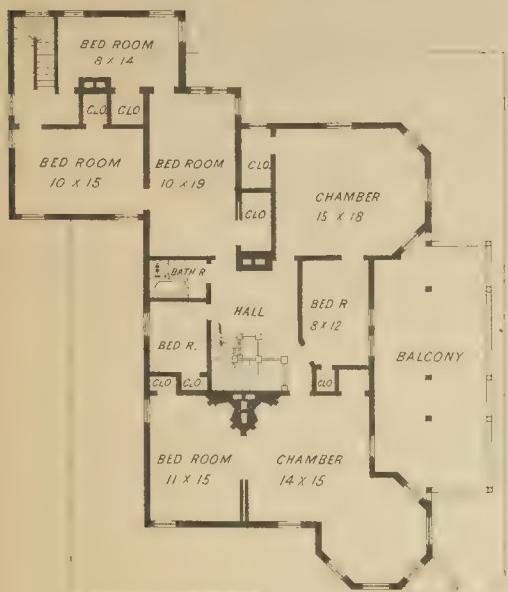
J. P. Putnam, Archt.
Boston, Mass



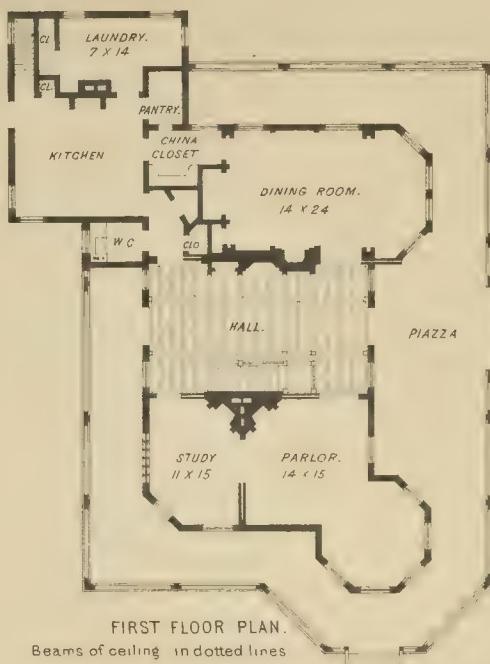
Scale $\frac{1}{8}$ in. = 1 ft.





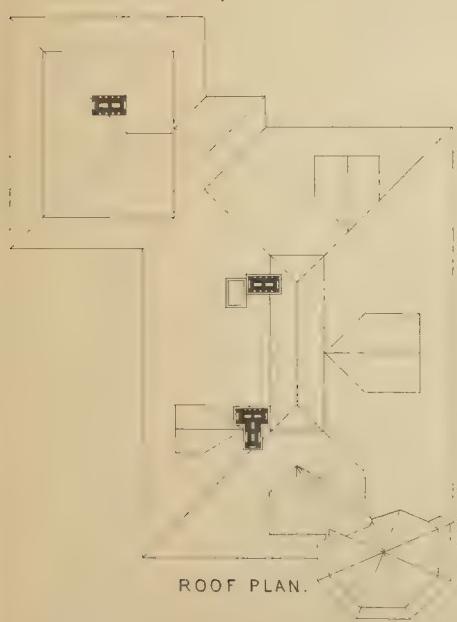


SECOND FLOOR PLAN.

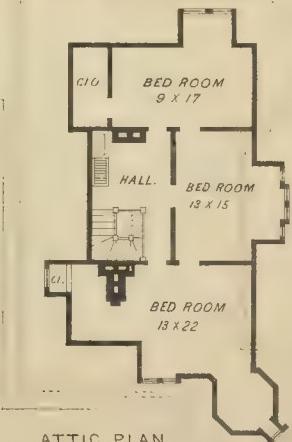


FIRST FLOOR PLAN.

Beams of ceiling in dotted lines



ROOF PLAN.



ATTIC PLAN.

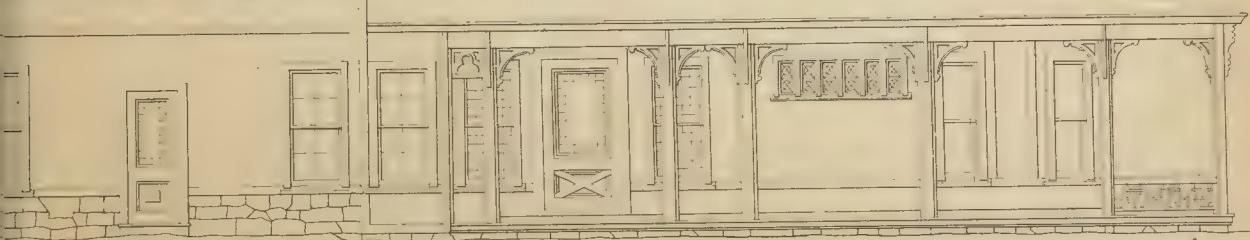
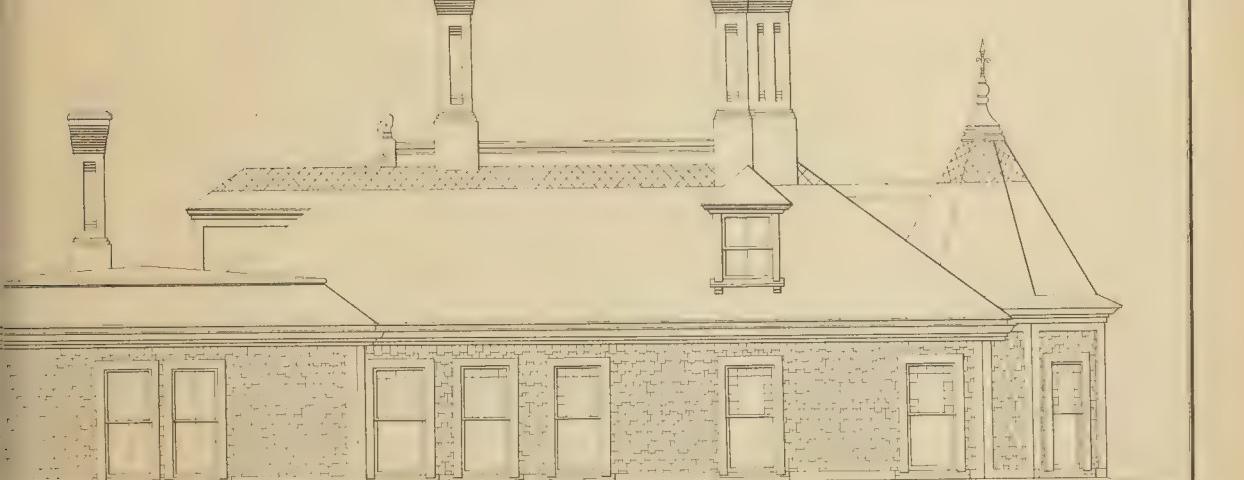
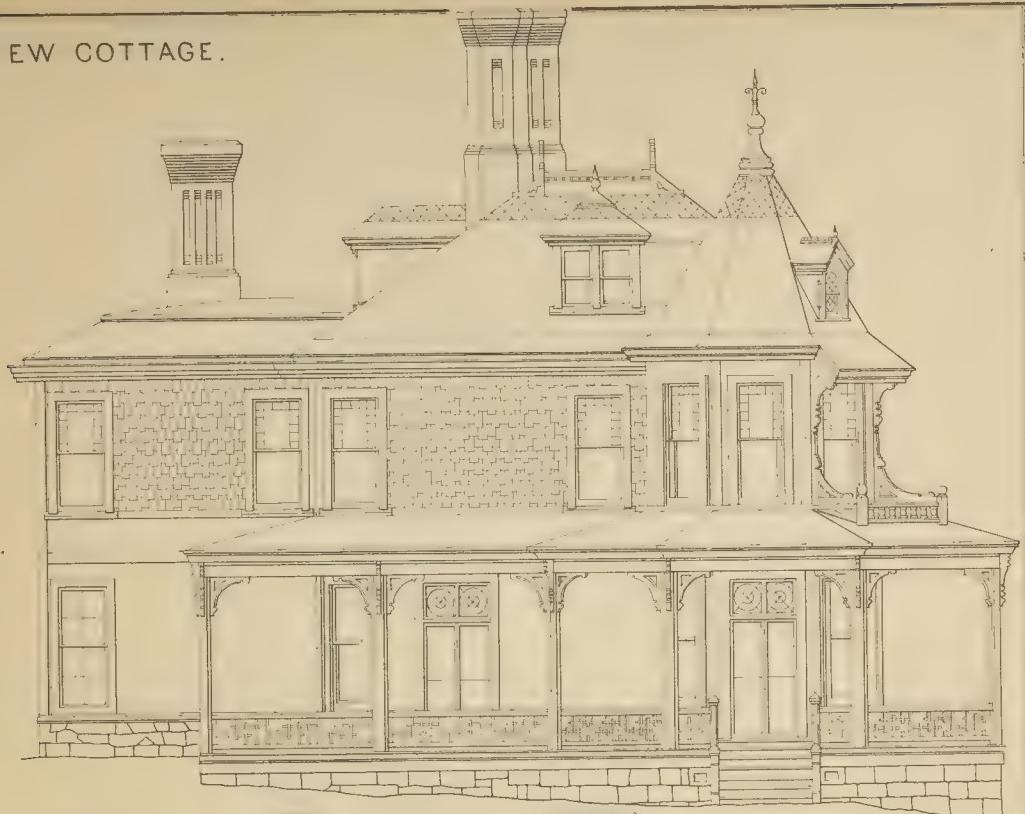
LAKE VIEW COTTAGE.

SCALE $\frac{1}{16}$ INCH = 1 FOOT.



LAKE VIEW COTTAGE.

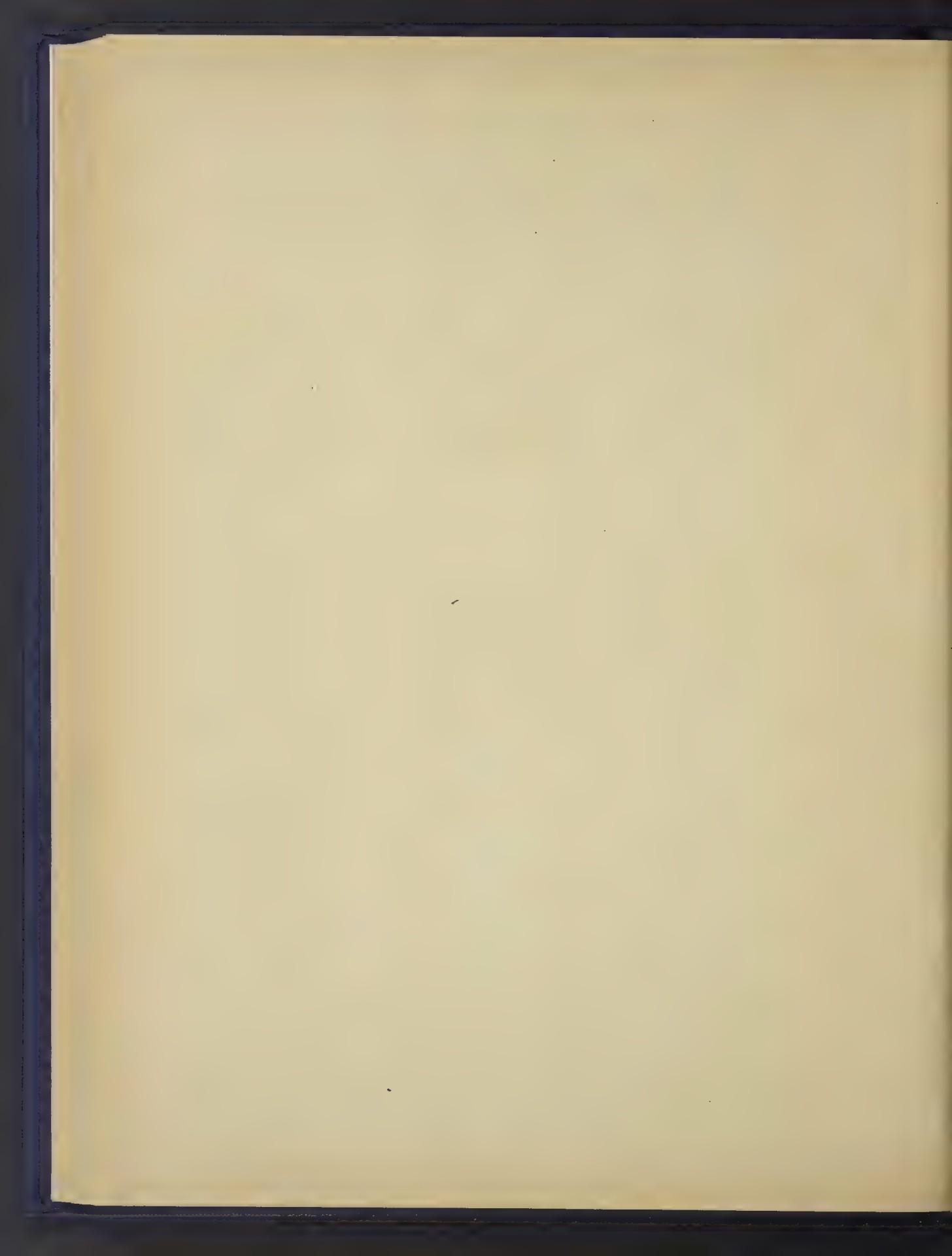
SOUTH ELEVATION.

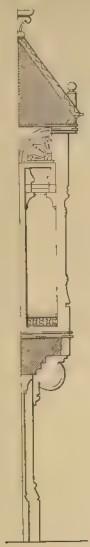


REAR ELEVATION.

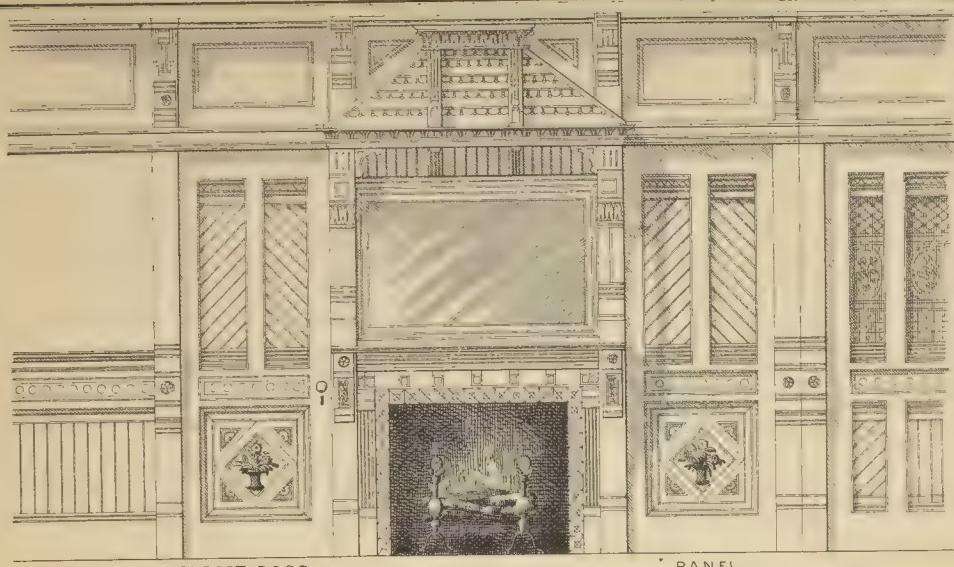
SCALE $\frac{1}{6}$ INCH TO 1 FOOT.

Copyrighted 1881 by BICKNELL & TONSTOCK, Publishers 104 Broadway, New York.





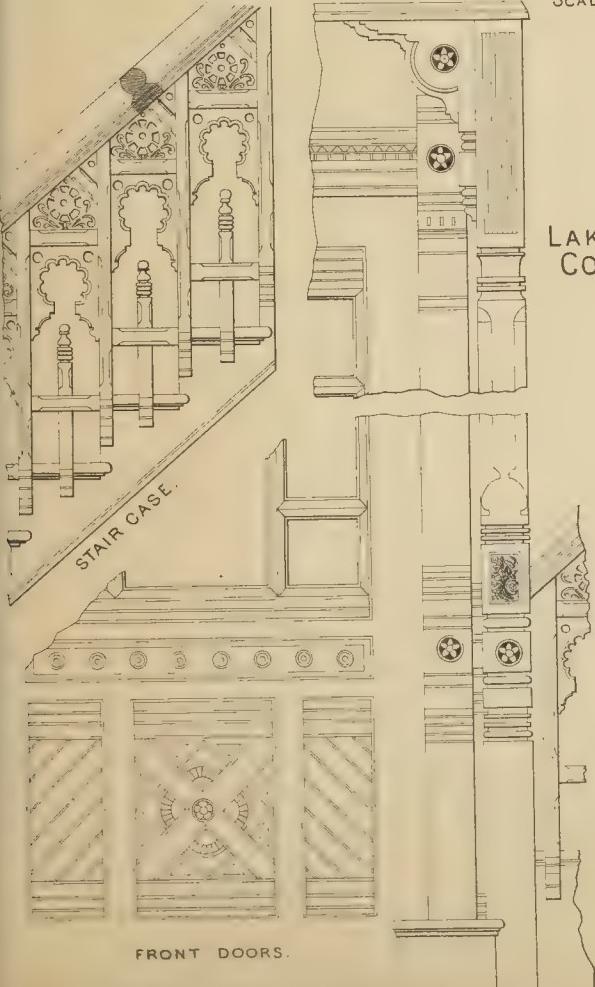
SECTION.



CLOSET DOOR.

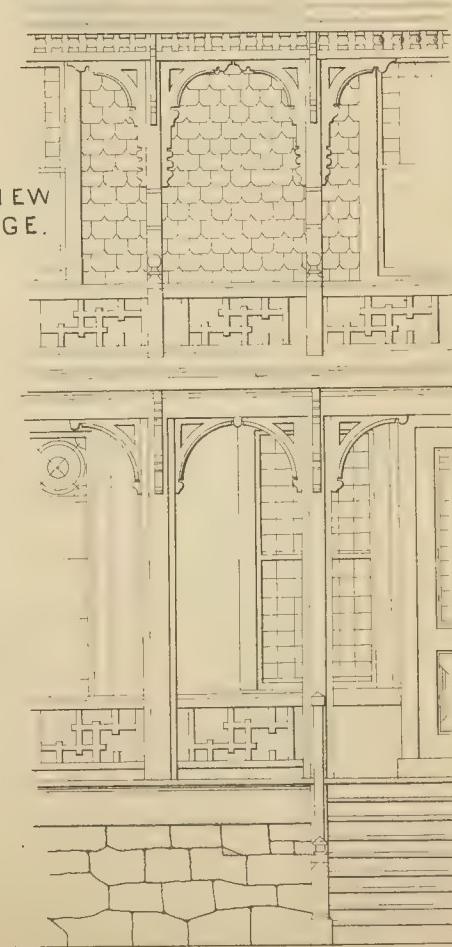
HALL FIRE PLACE.

PANEL

SCALE $\frac{3}{8}$ INCH TO 1 FOOT.

FRONT DOORS.

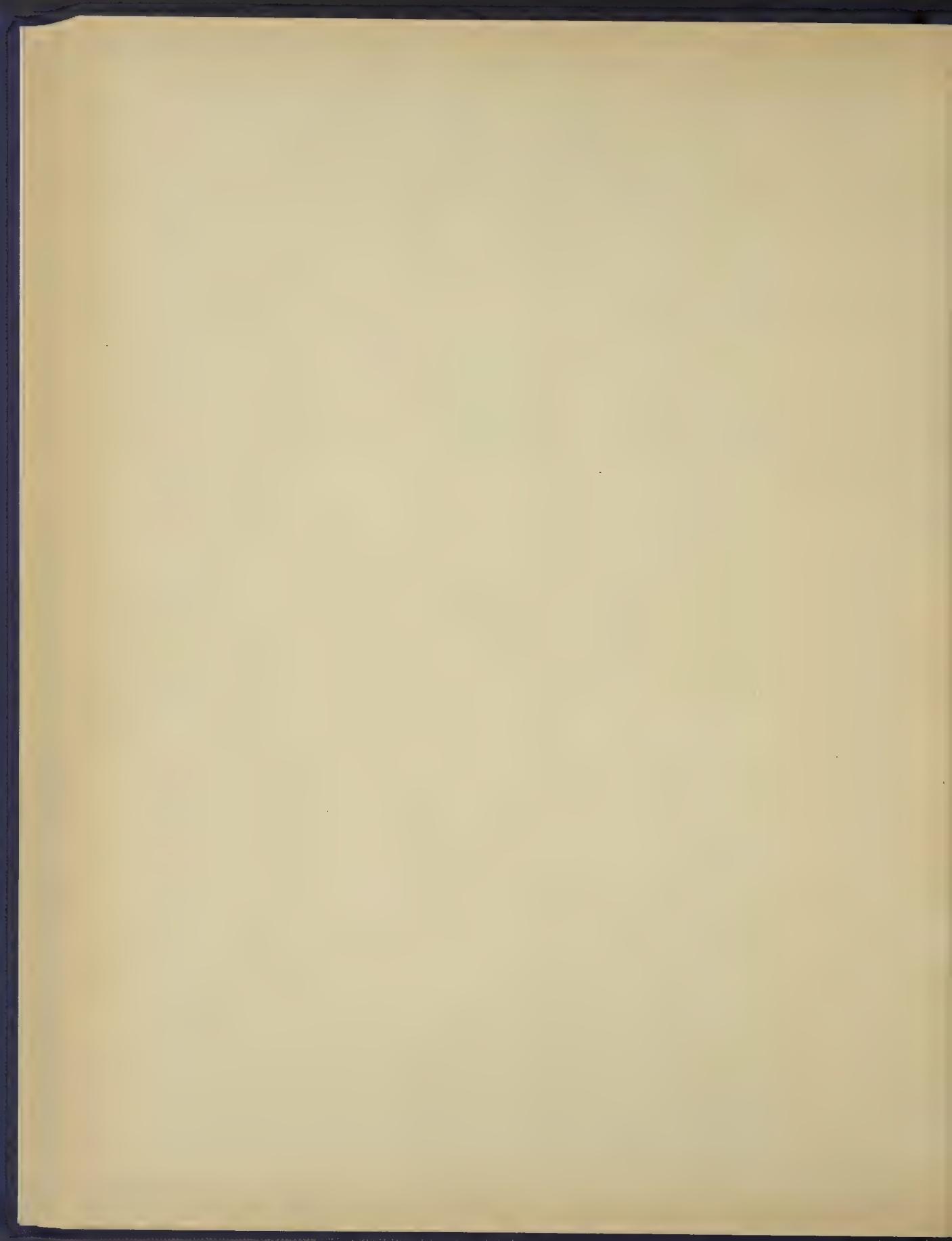
DETAILS OF INTERIOR FINISH.

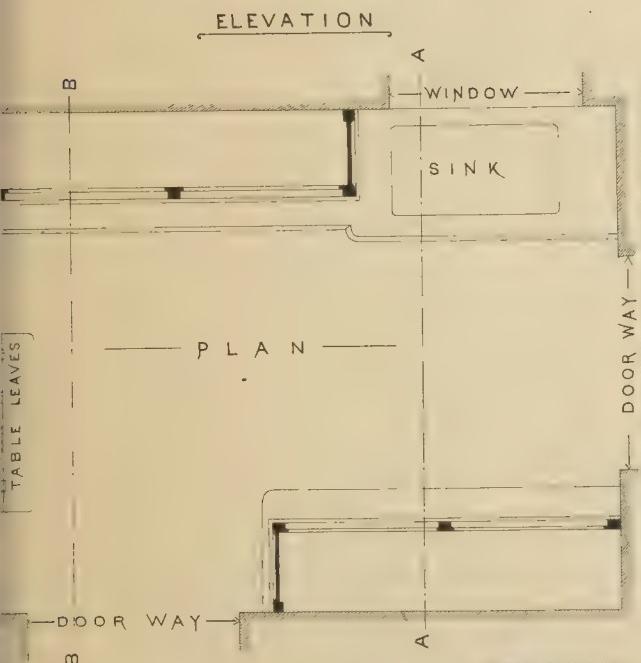
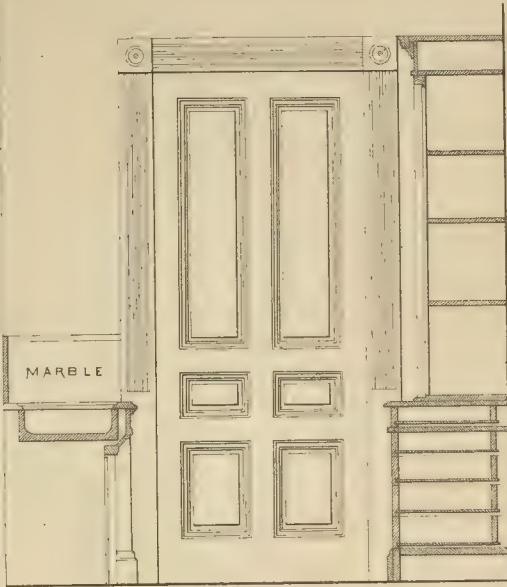
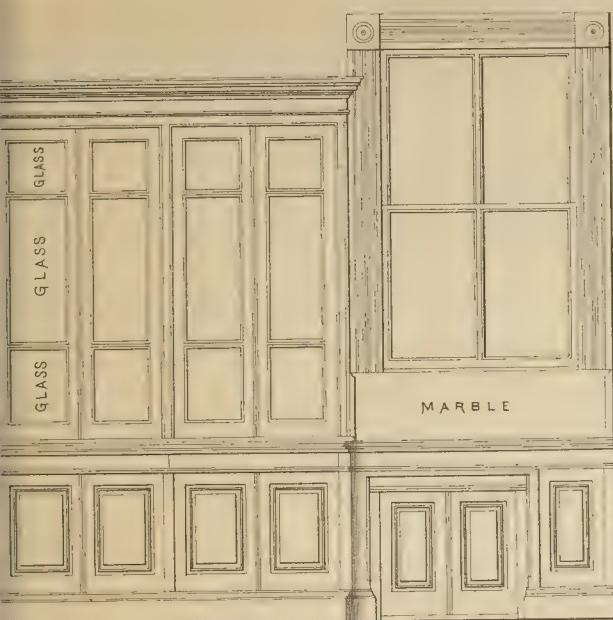
SCALE $\frac{3}{4}$ INCH TO 1 FOOT.LAKE VIEW
COTTAGE.

DETAILS OF EXTERIOR FINISH.

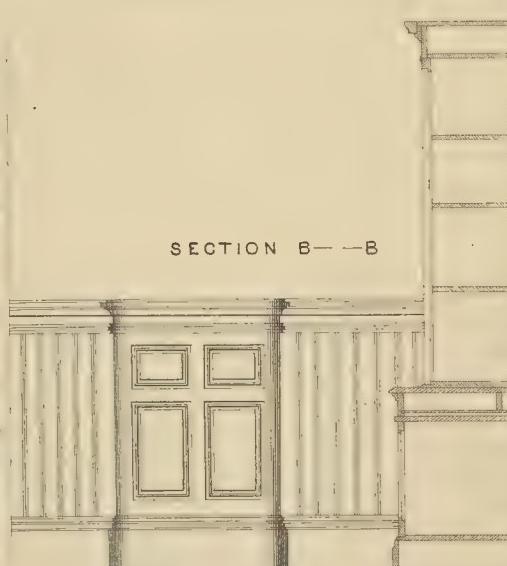
SCALE $\frac{1}{4}$ INCH TO 1 FOOT.

Copyright 1891 by BENNETT & COONSTOCK, Publishers, 110 Broadway, New York.





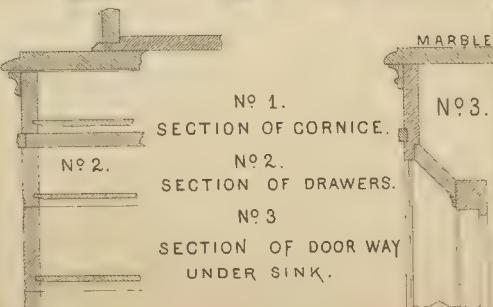
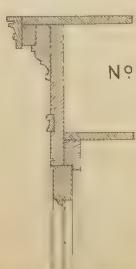
SECTION A—A



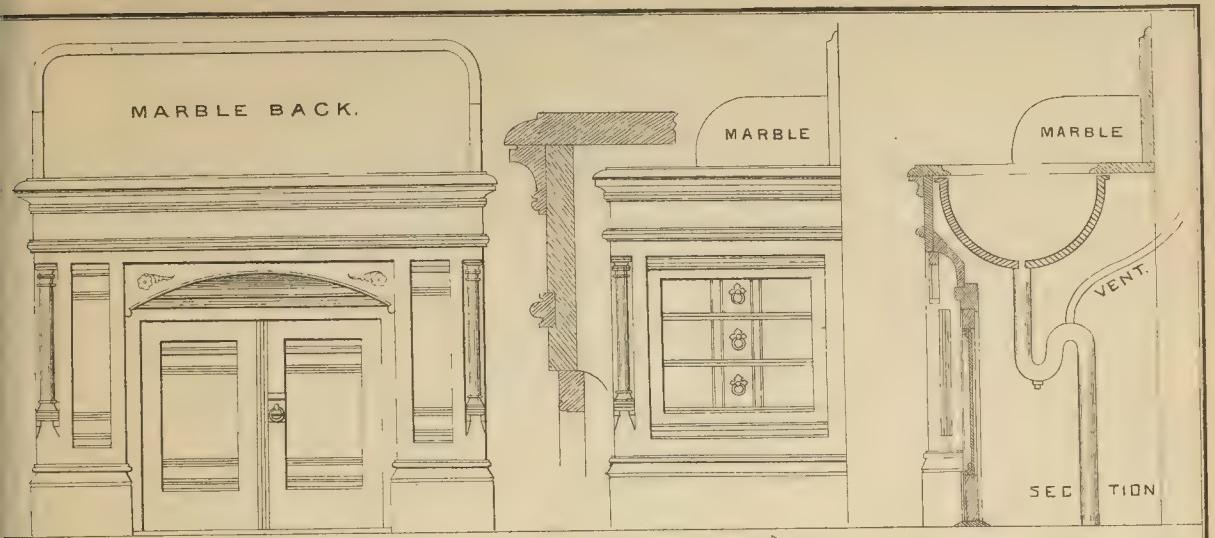
PLAN & ELEVATIONS
OF A
DINING ROOM CLOSET

SCALE $\frac{1}{2}$ IN = 1 FT.

DETAILS
SCALE $1\frac{1}{2}$ IN = 1 FT.







FRONT

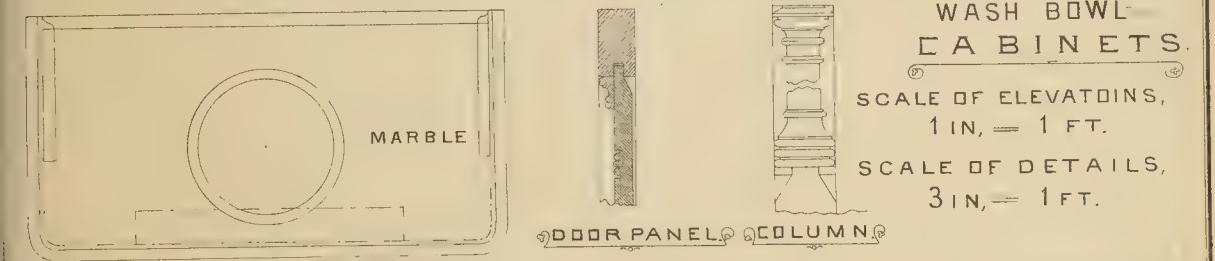
SIDE

SECTION

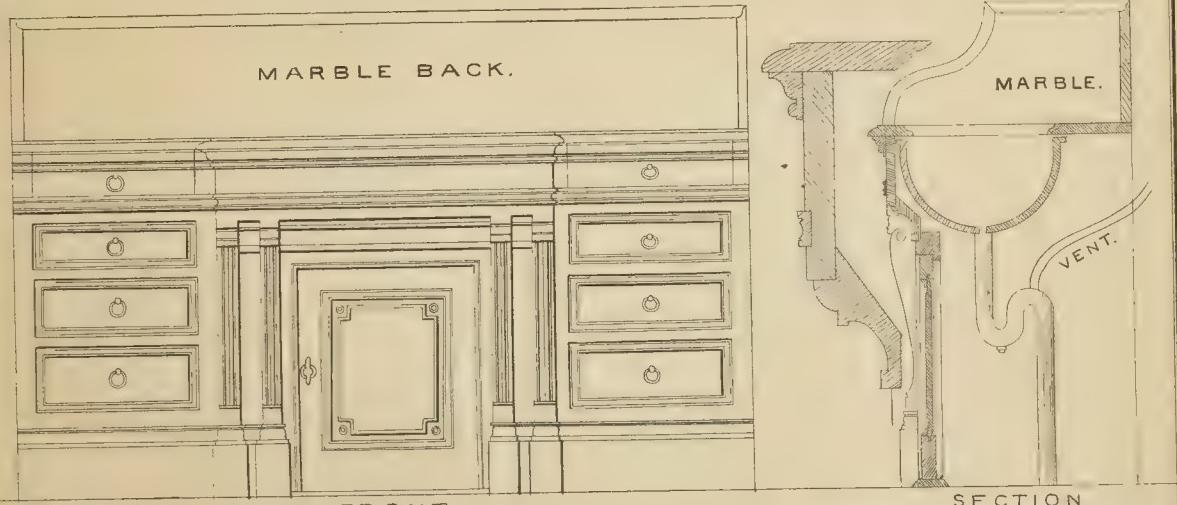
**WASH BOWL
CABINETS.**

SCALE OF ELEVATIONS,
1 IN. = 1 FT.

SCALE OF DETAILS,
3 IN. = 1 FT.

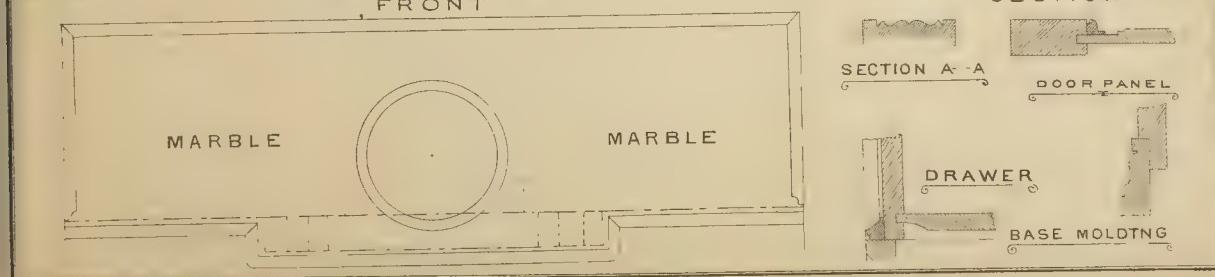


DOOR PANEL COLUMN



FRONT

SECTION

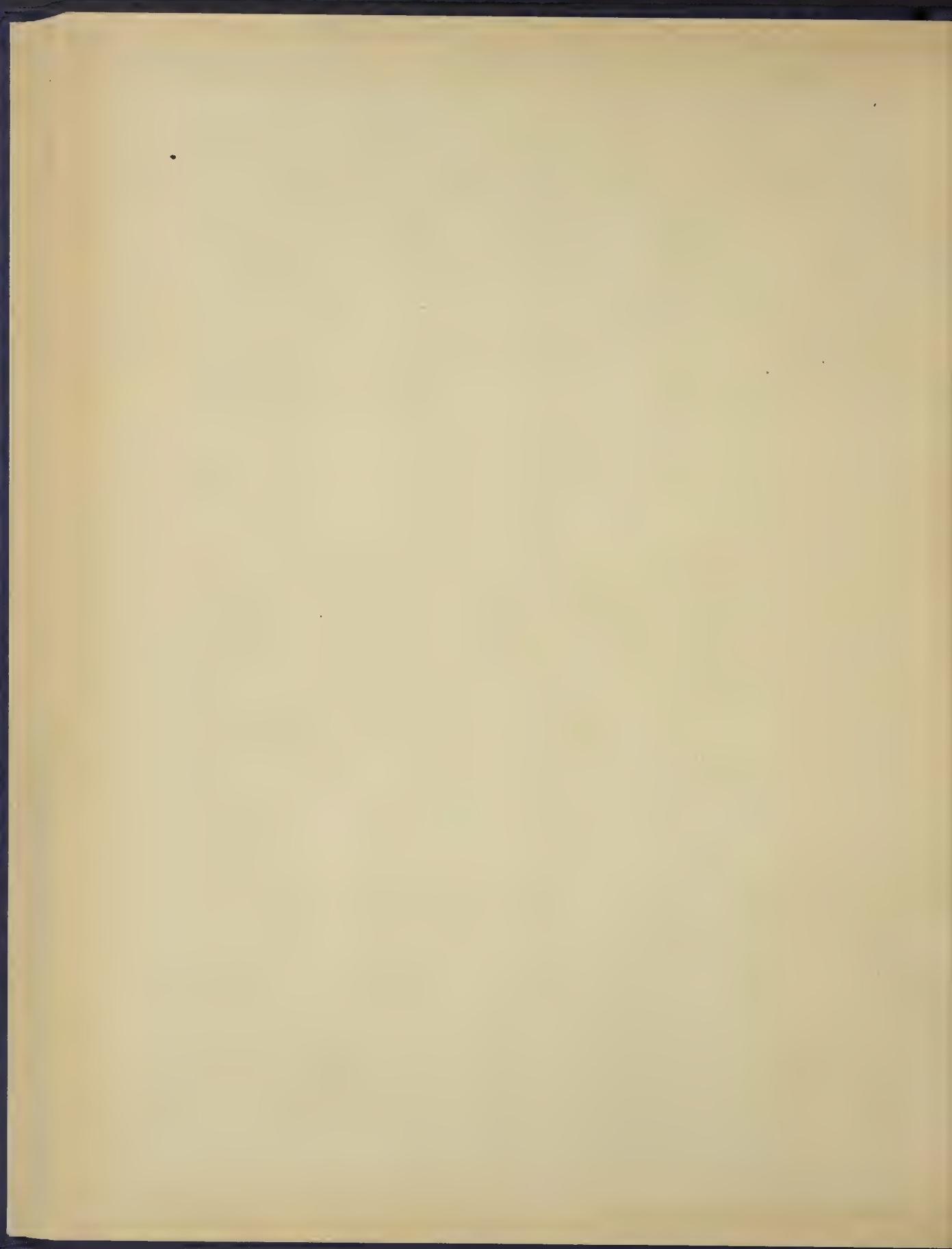


SECTION A-A

DOOR PANEL

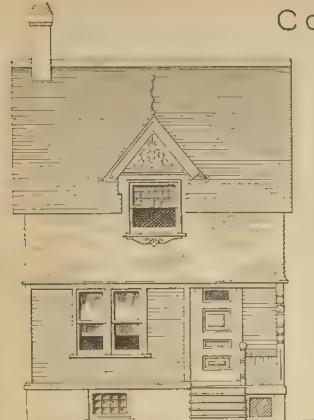
DRAWER

BASE MOLDING

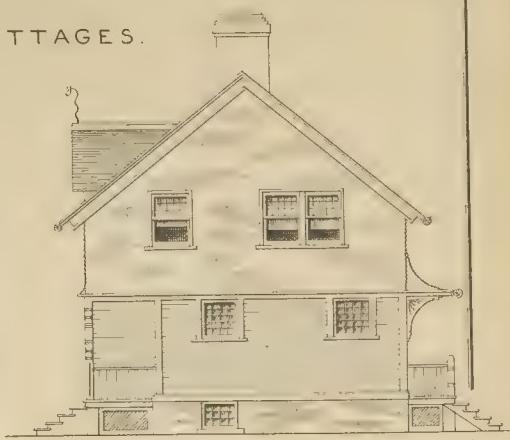


COLONIAL

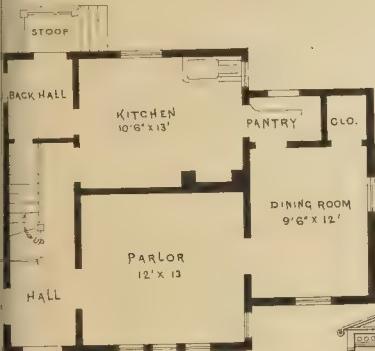
COTTAGES.



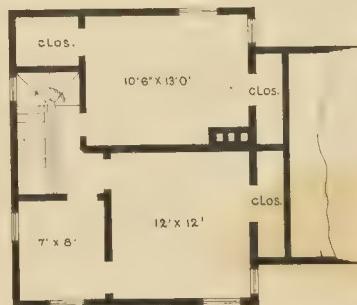
FRONT -

FIRST STORY-
DESIGN 1.

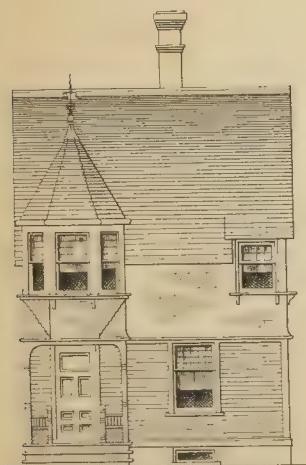
SIDE -



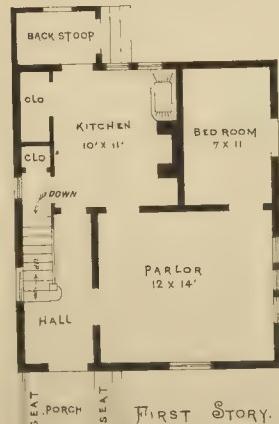
FIRST STORY -

FRONT
DESIGN 2.

SECOND STORY

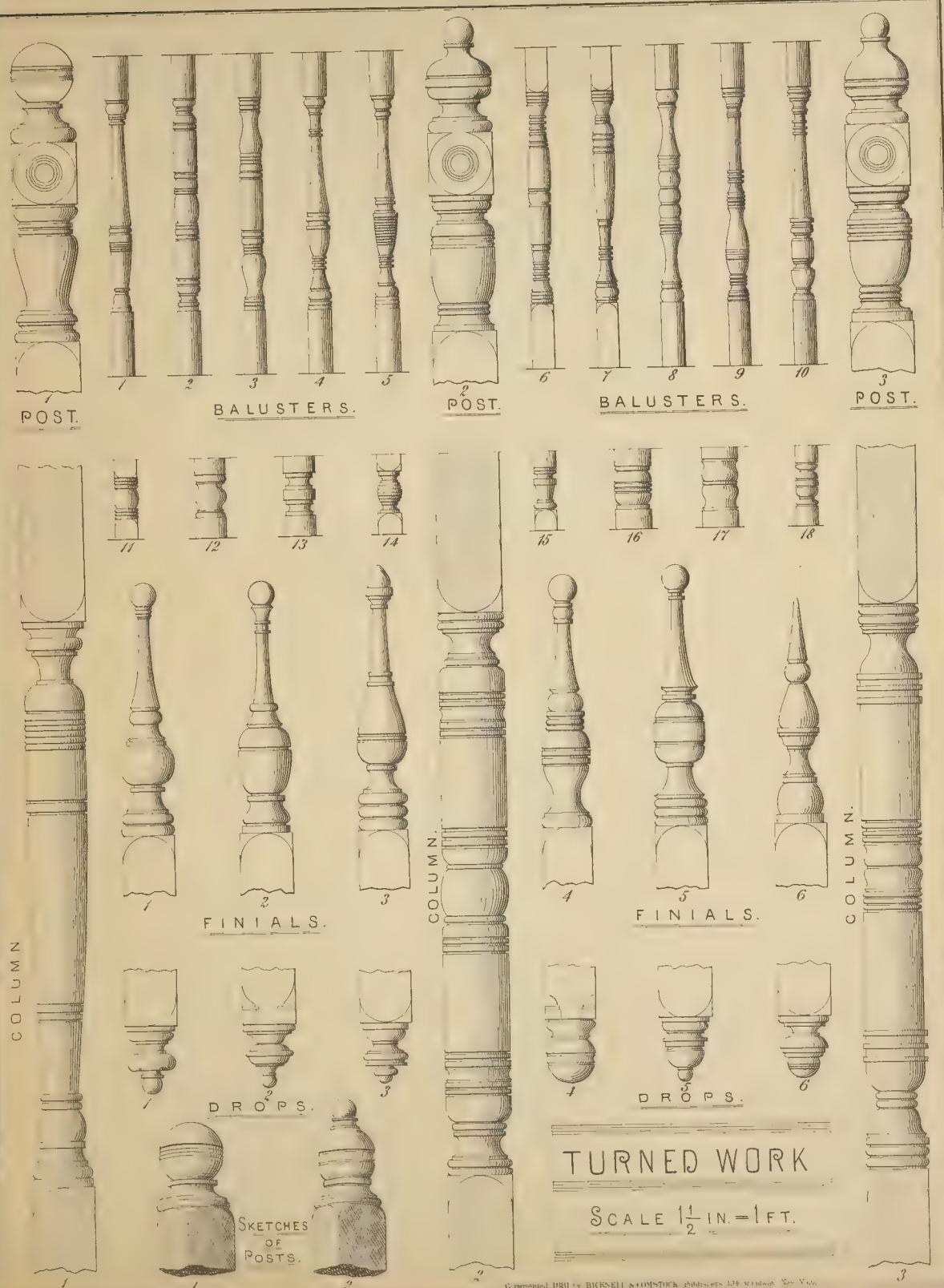


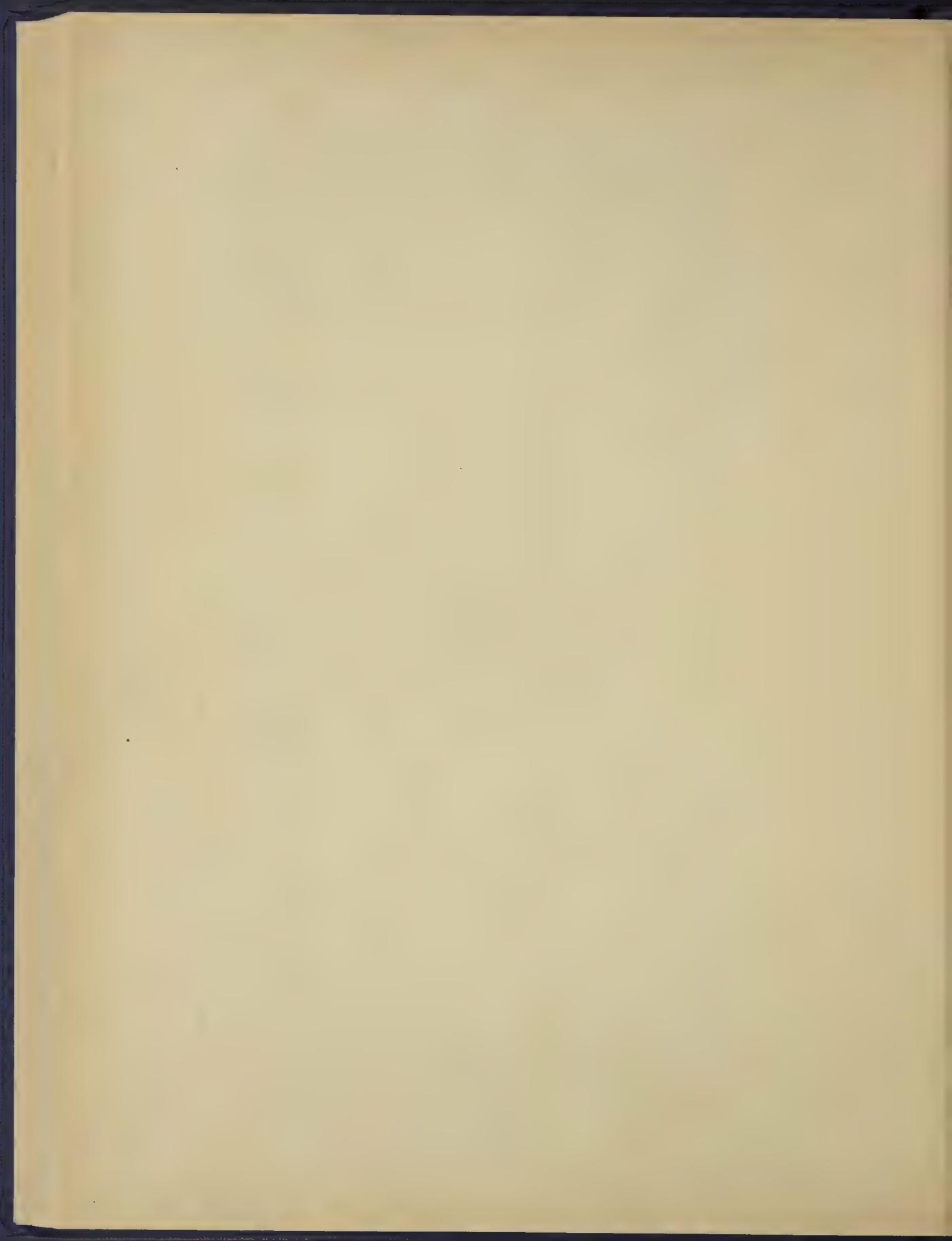
FRONT -

FIRST STORY.
DESIGN 3.

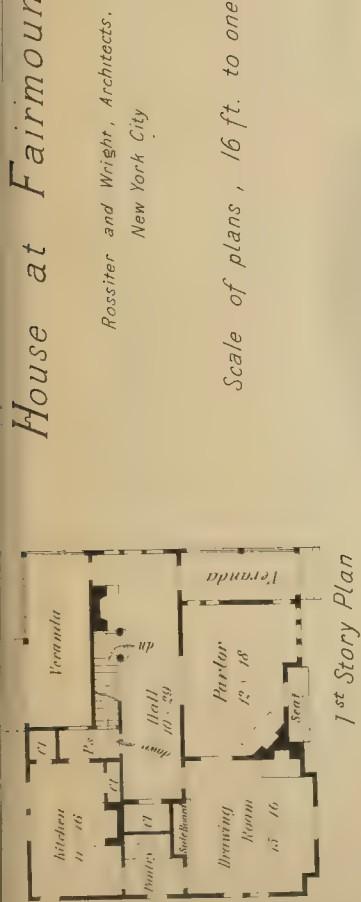
SIDE -

SCALE 3/32" = 1 foot





House at Fairmount, N. J.

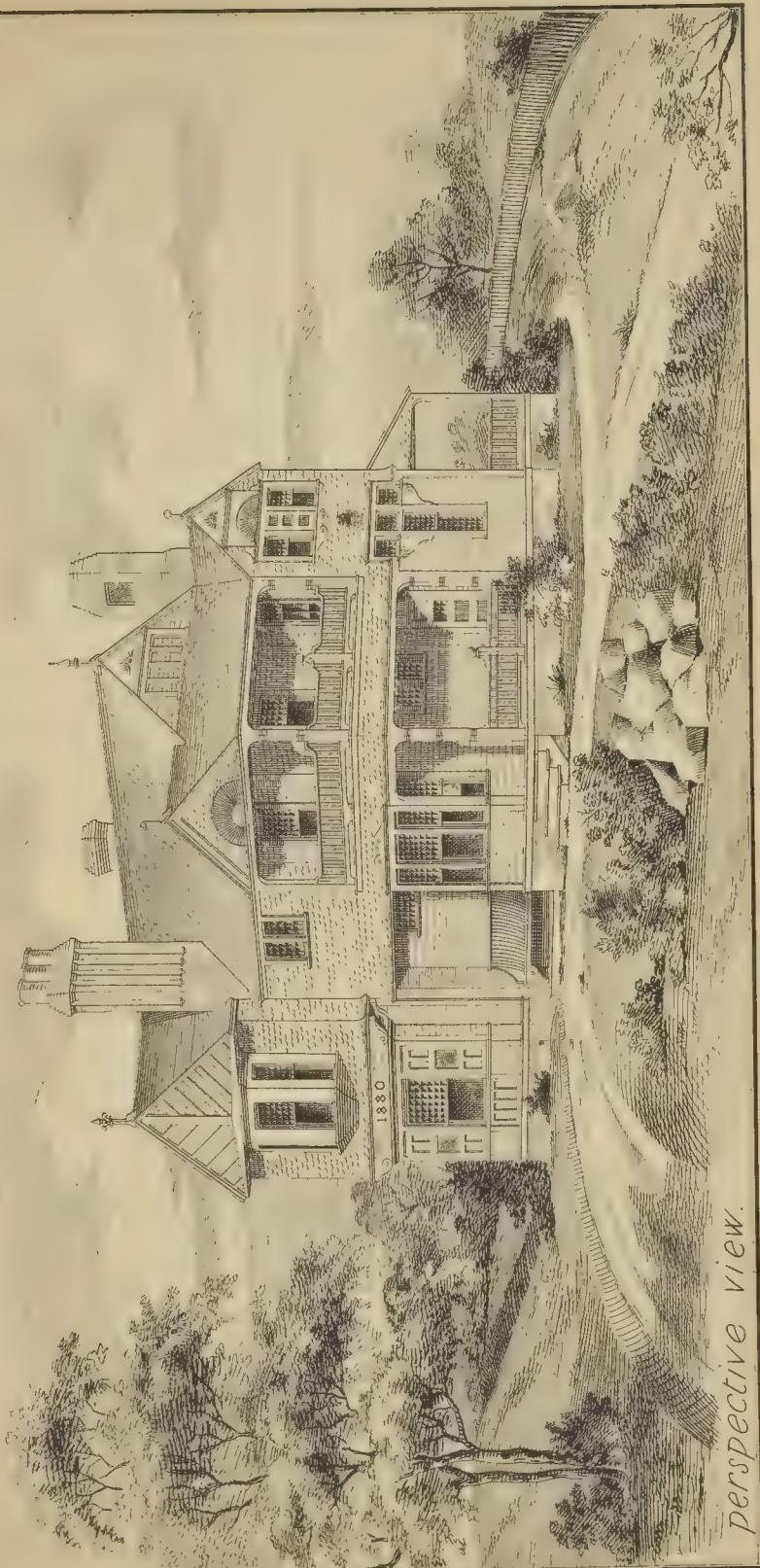


Scale of plans, 1/6 ft. to one inch

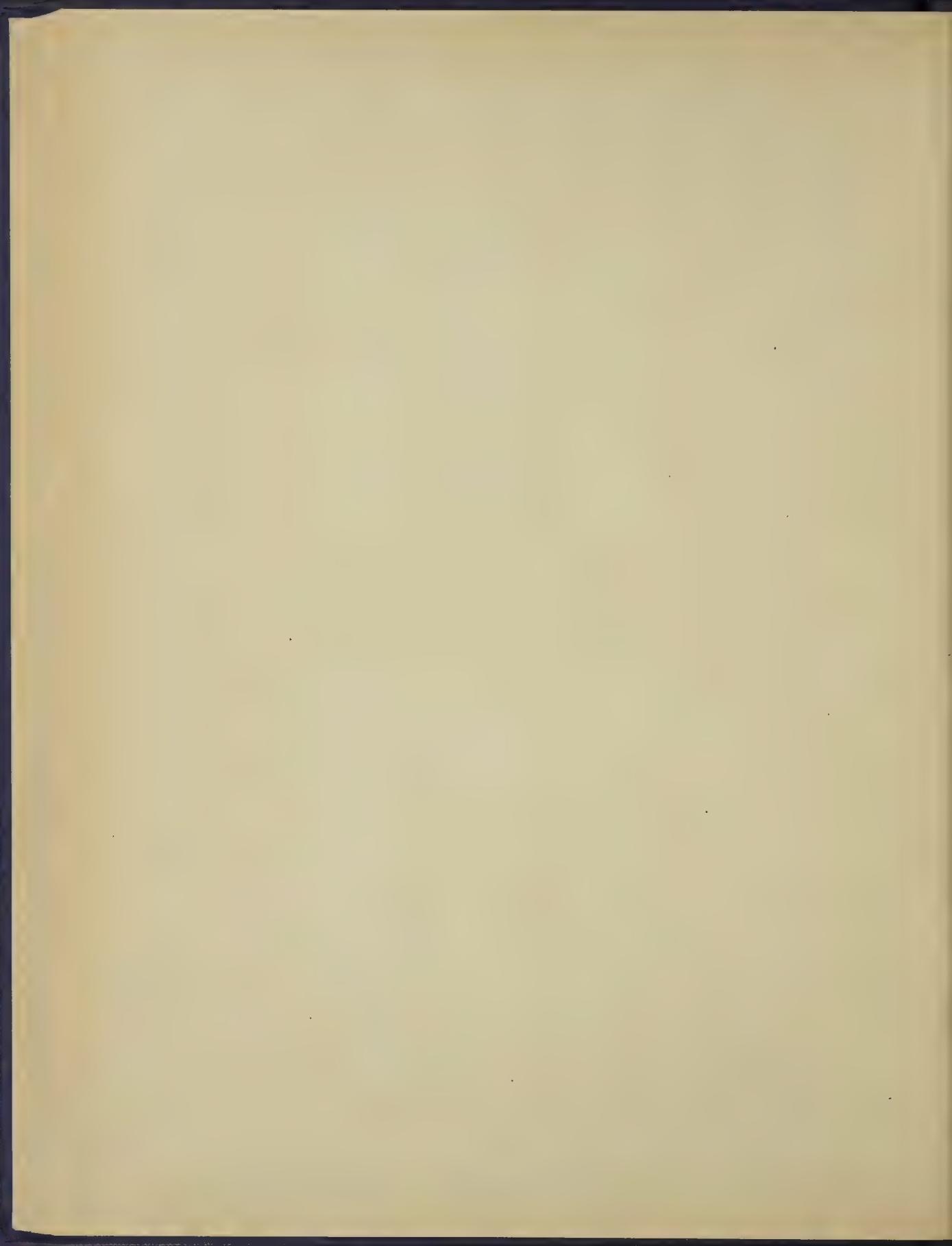
Rossiter and Wright, Architects.
New York City

1st Story Plan

2^d Story Plan



Perspective View.



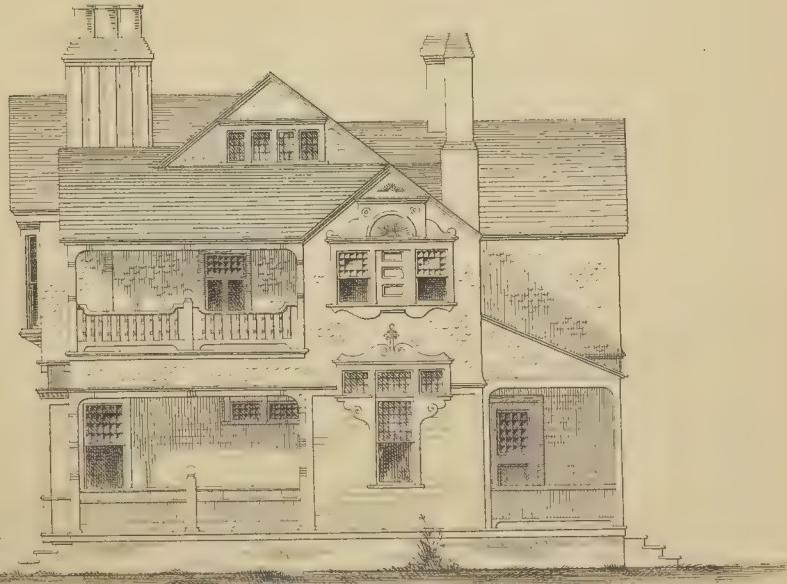


Front.

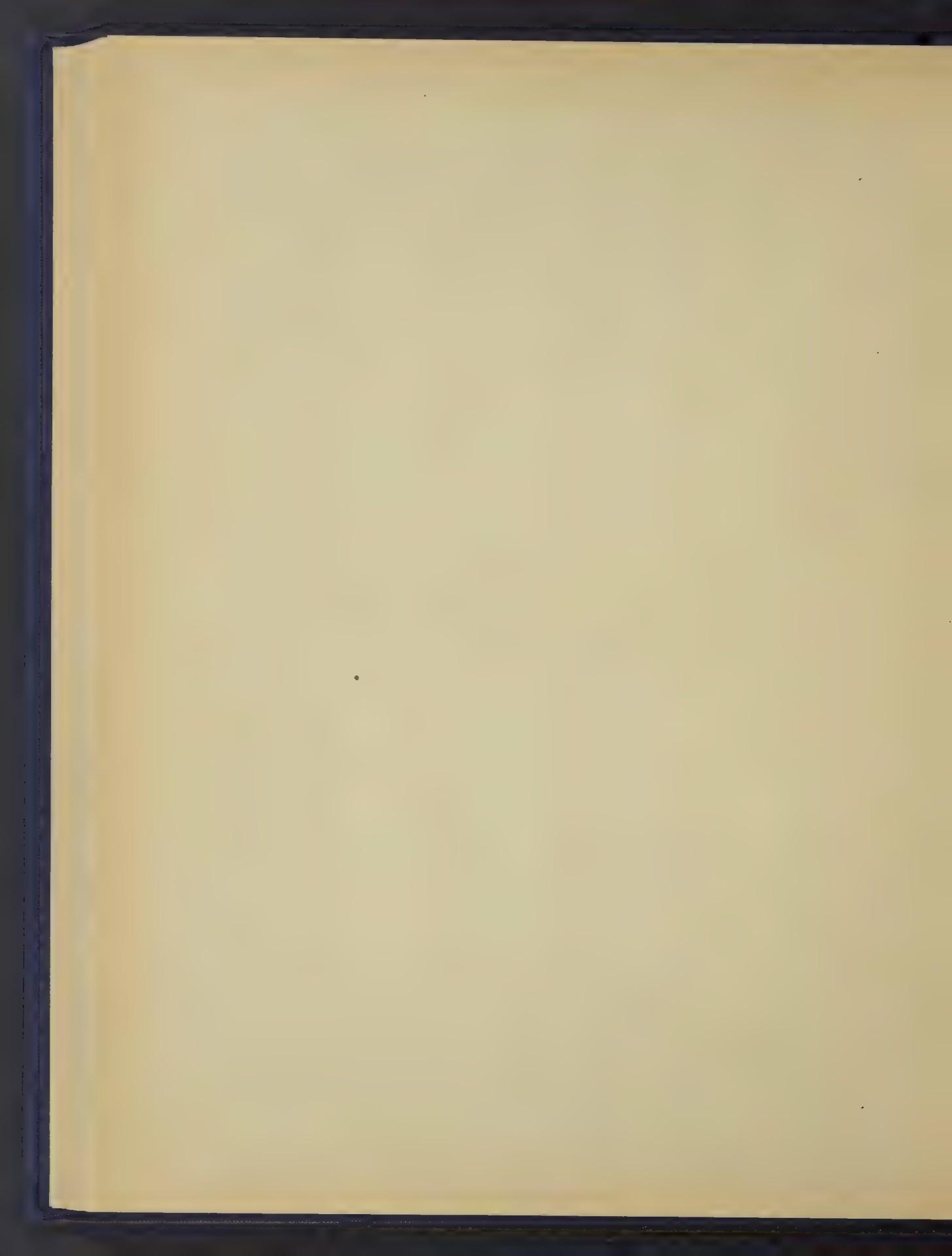
House at Fairmount, N.J

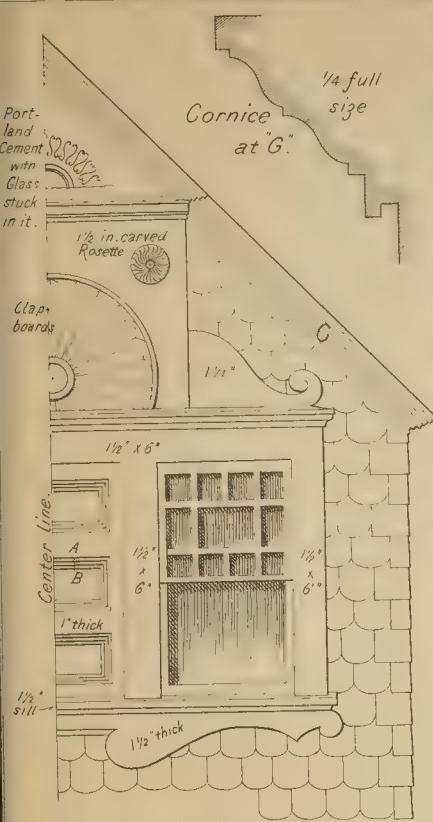
Scale 8 feet to 1 inch.

Section
Showing
Heights
of
Stories.

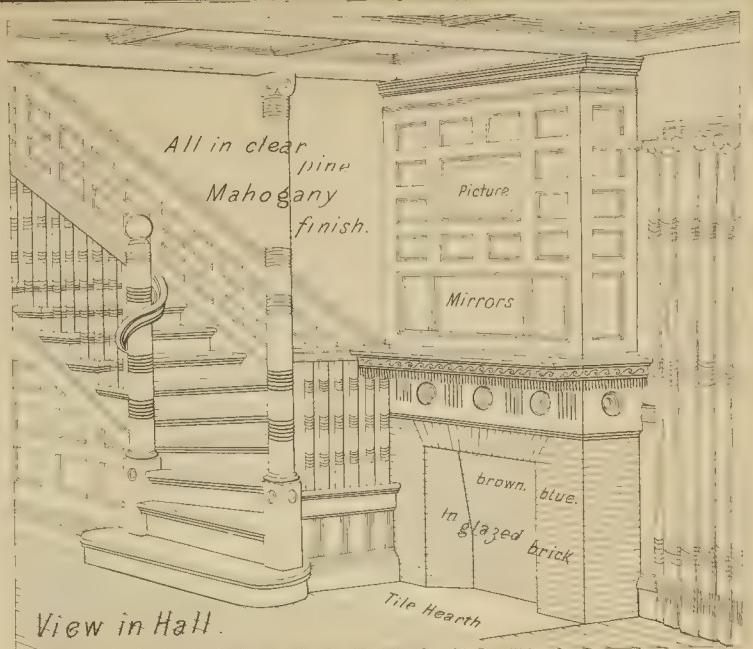


Side.

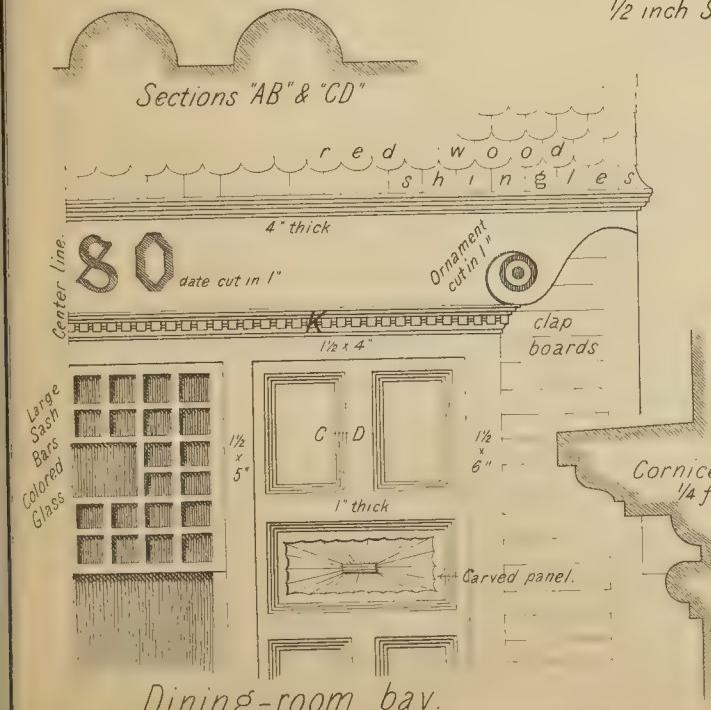




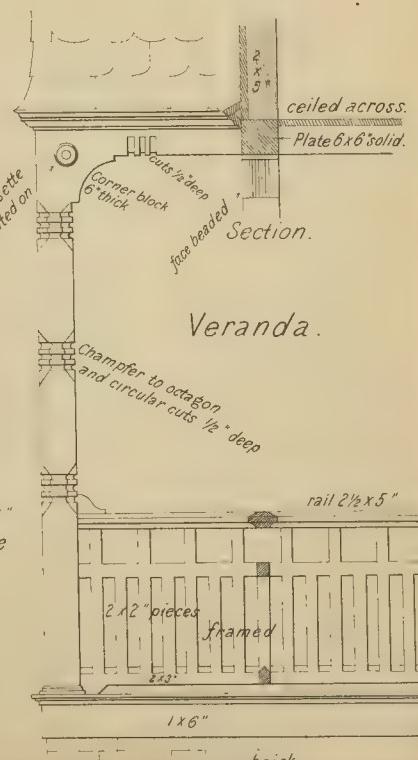
Side Gable.



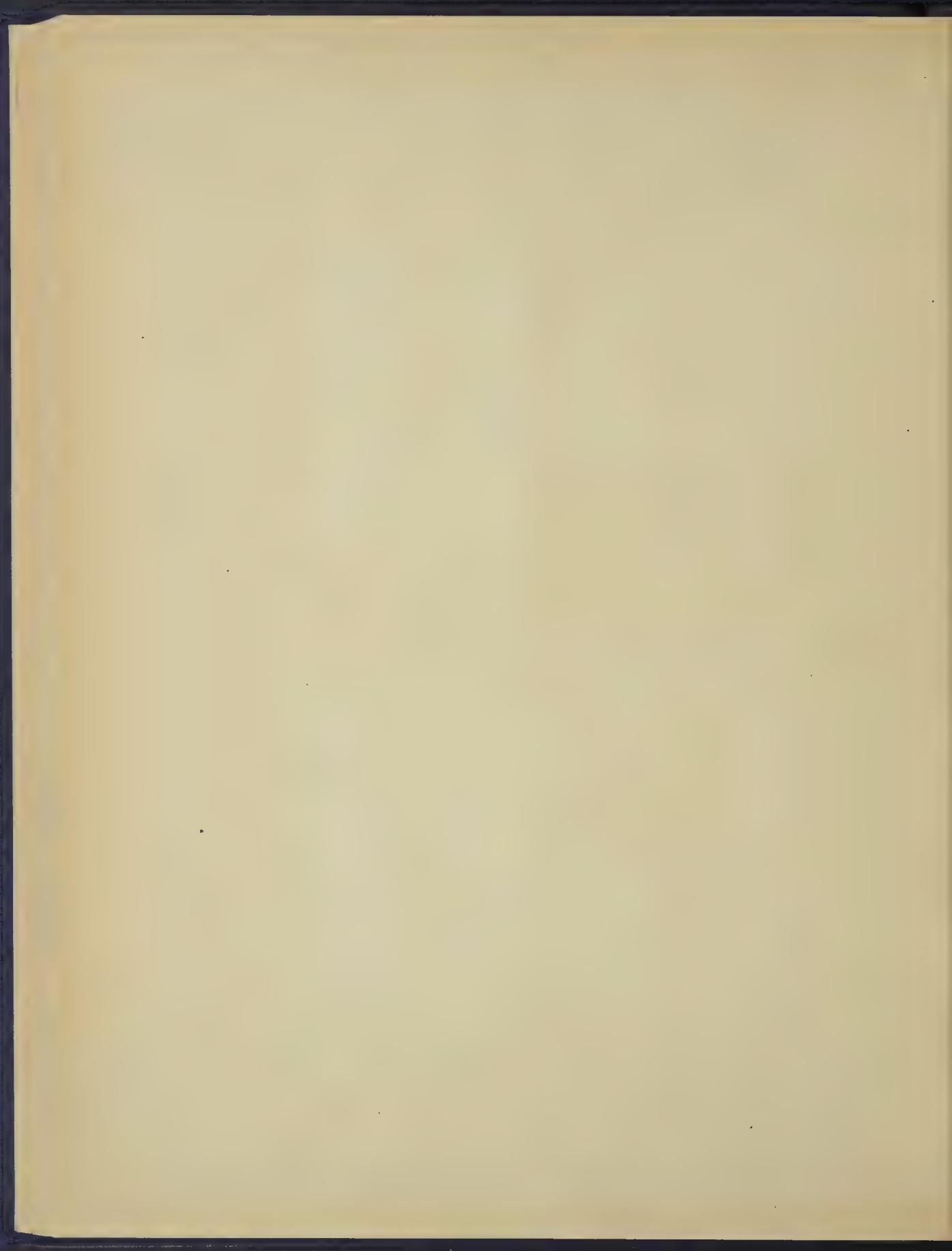
Details of Design Plate 65.

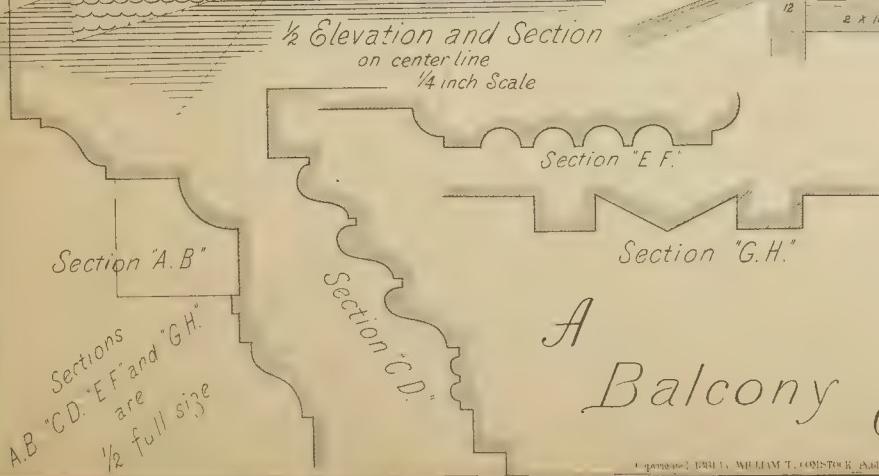
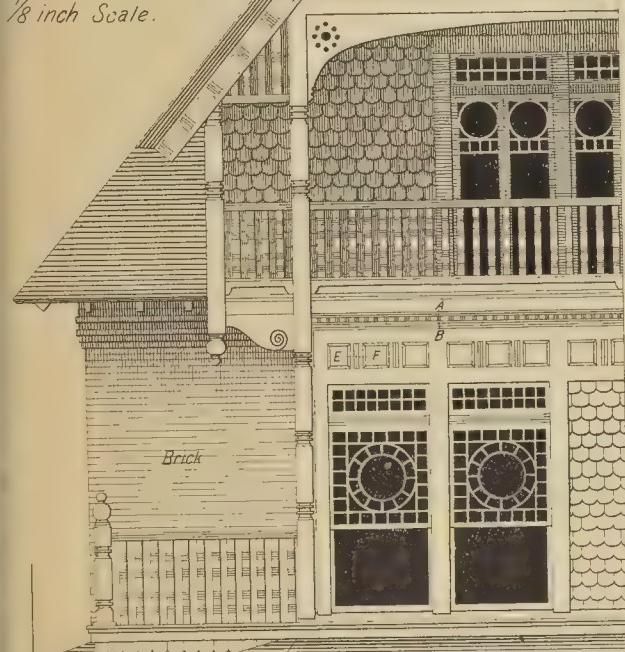
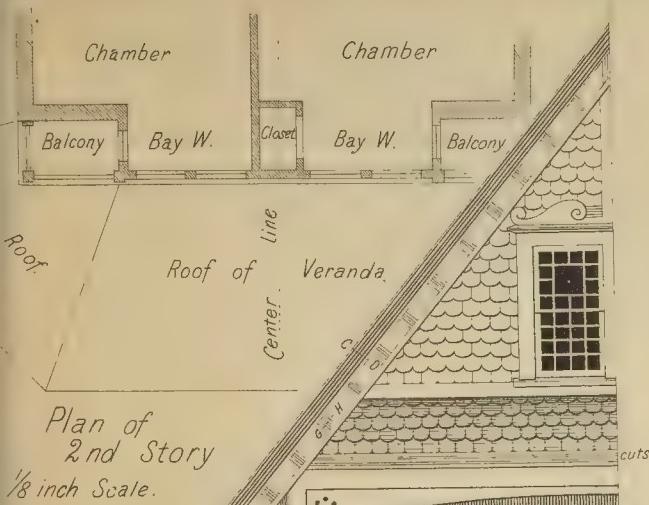


Dining-room bay

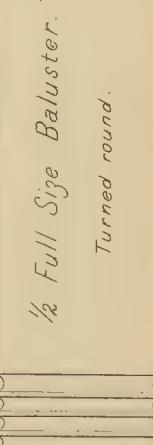
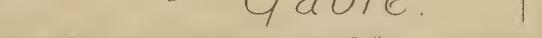


Veranda.



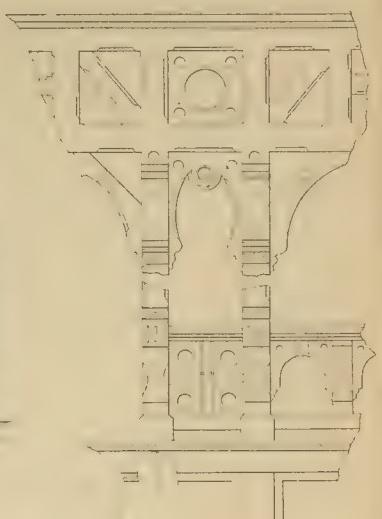
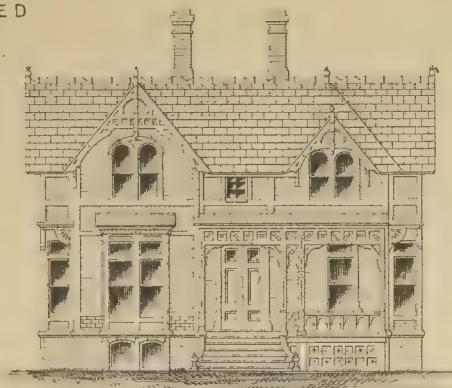
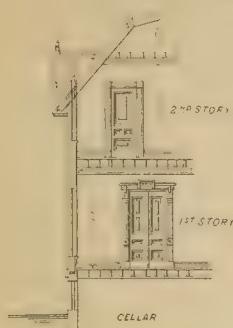


Copyright, 1881, by WILLIAM T. COMSTOCK, Publisher, New York.

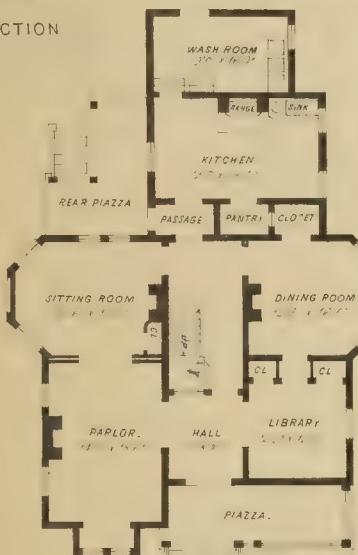




HOUSE NO.
RECENTLY ERECTED
IN
CALIFORNIA.

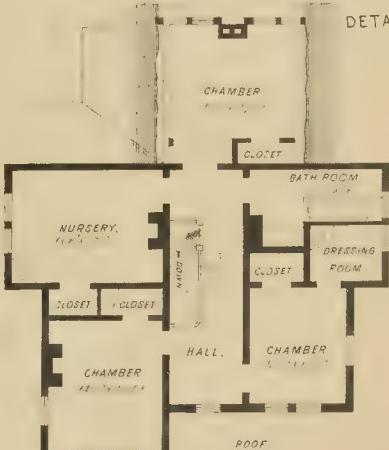


SECTION



FRONT ELEVATION.

DETAILS OF PIAZZA



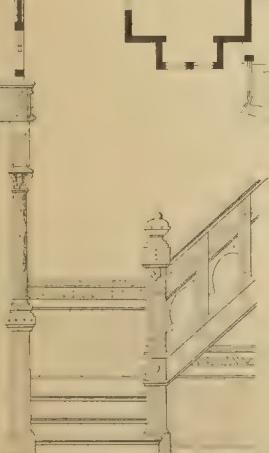
FIRST STORY.

SECOND STORY.

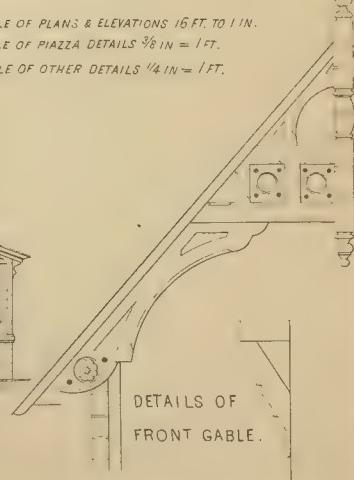
SCALE OF PLANS & ELEVATIONS 16 FT. TO 1 IN.

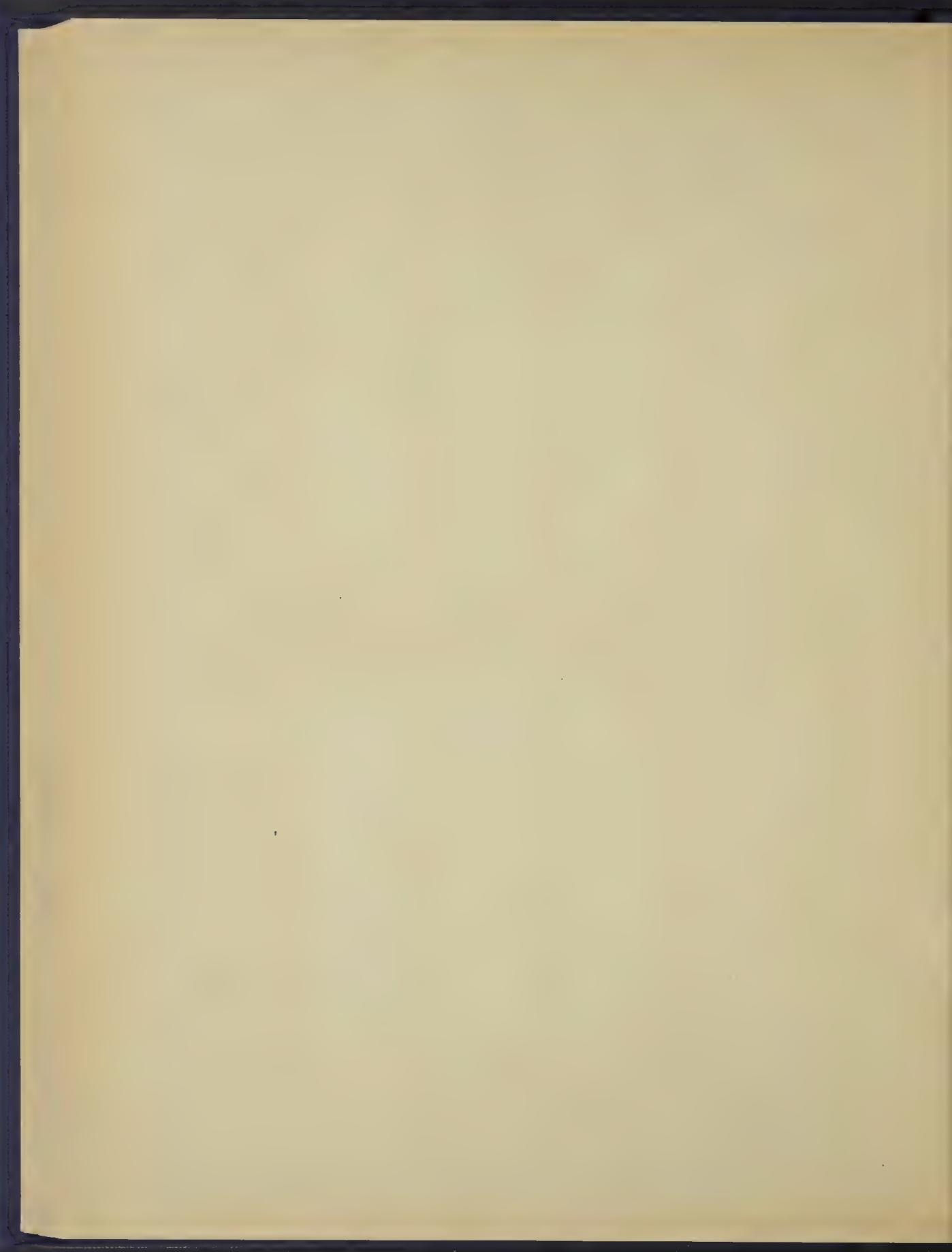
SCALE OF PIAZZA DETAILS 36 IN = 1 FT.

SCALE OF OTHER DETAILS 44 IN = 1 FT.

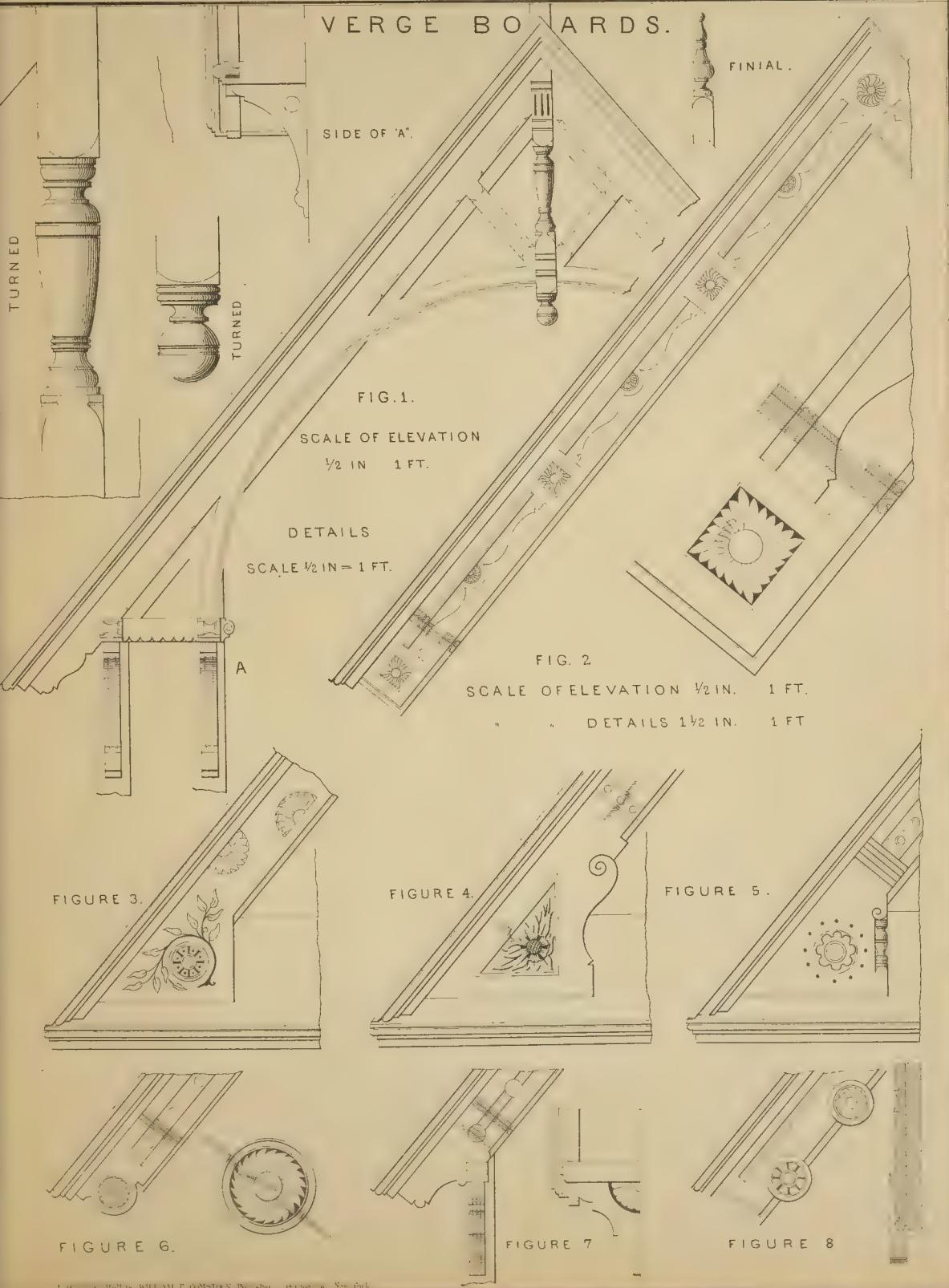
DETAILS OF
MAIN STAIRS

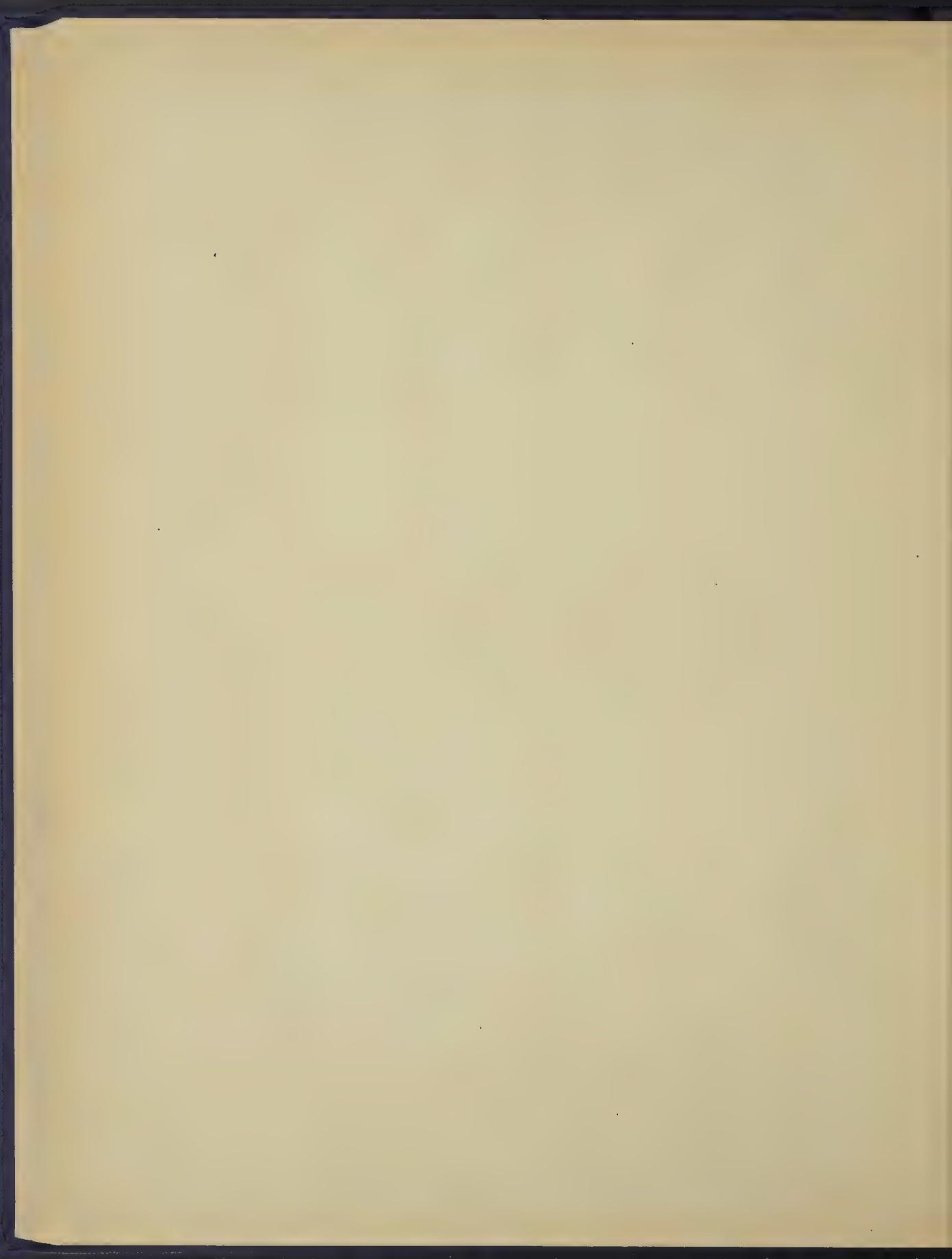
SIDE ELEVATION.

DETAILS OF
FRONT GABLE.

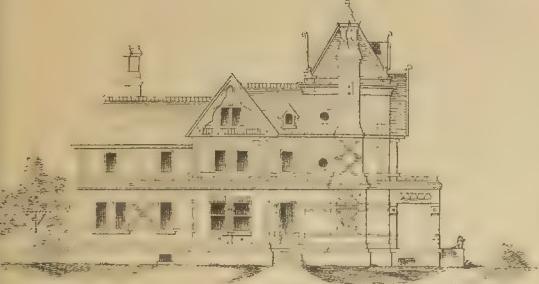


VERGE BOARDS.

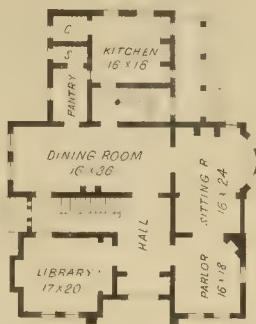




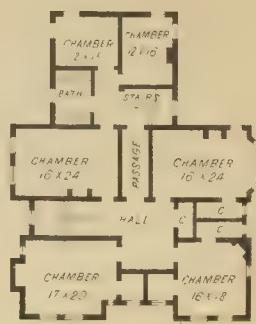
DWELLING HOUSE
SHOWING EAST LAKE FEATURES.



SIDE VIEW.

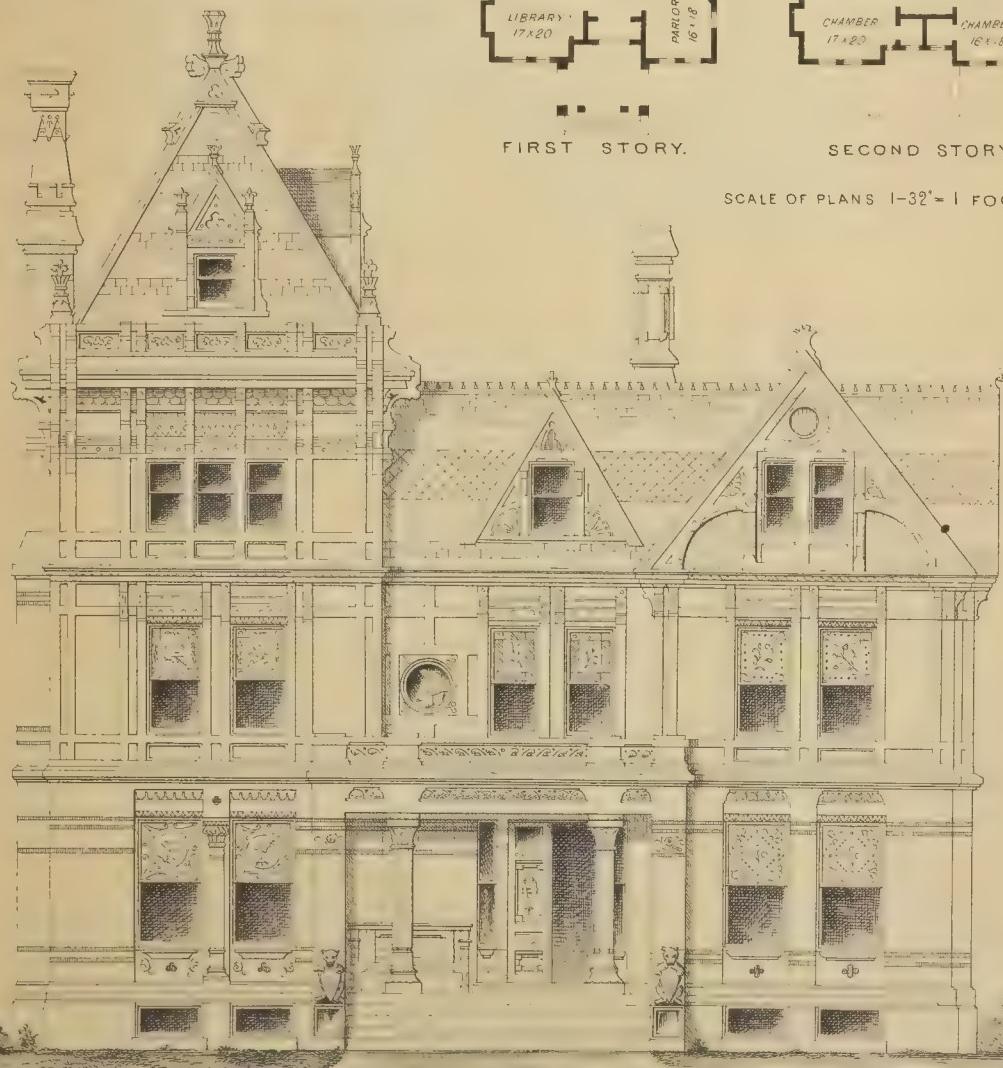


FIRST STORY.



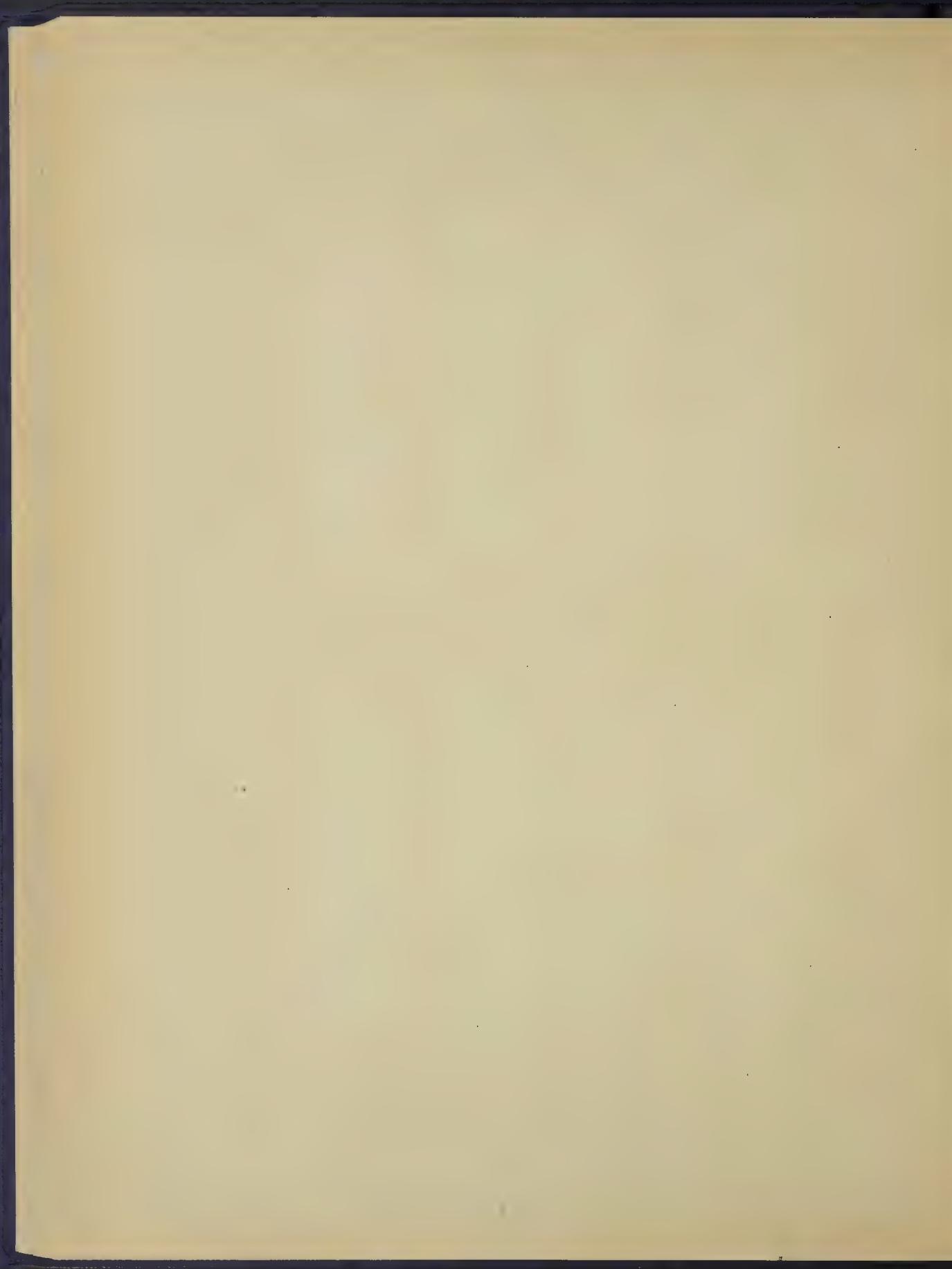
SECOND STORY.

SCALE OF PLANS 1-32" = 1 FOOT



FRONT ELEVATION.

SCALE 1-8 IN = 1 FOOT



Ventilators.

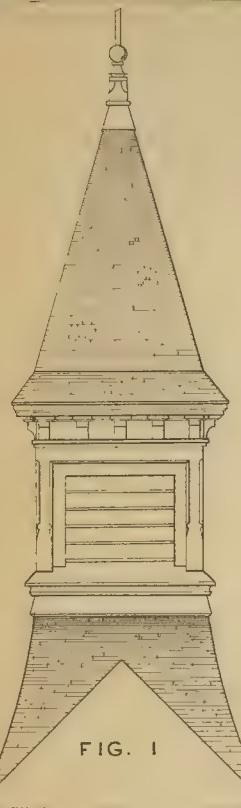


FIG. 1

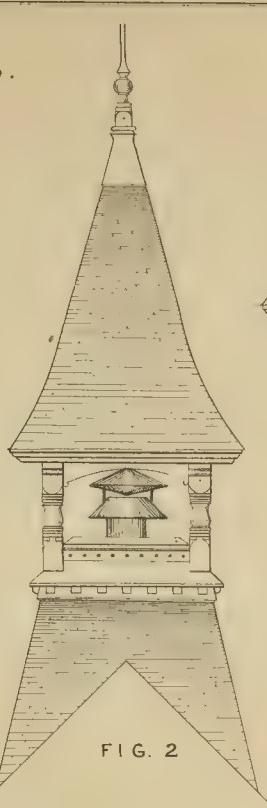
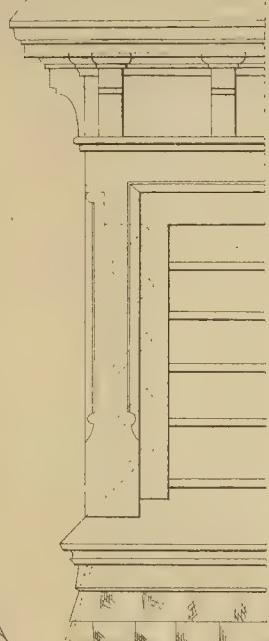
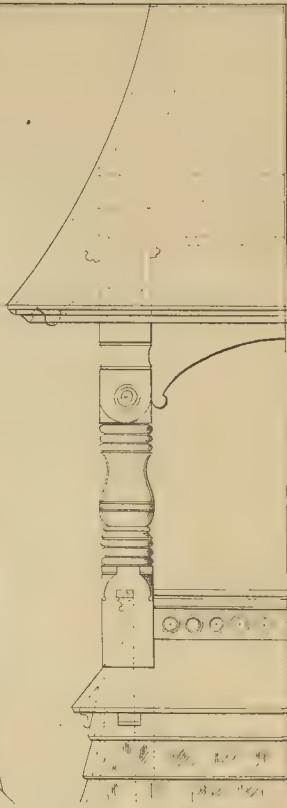
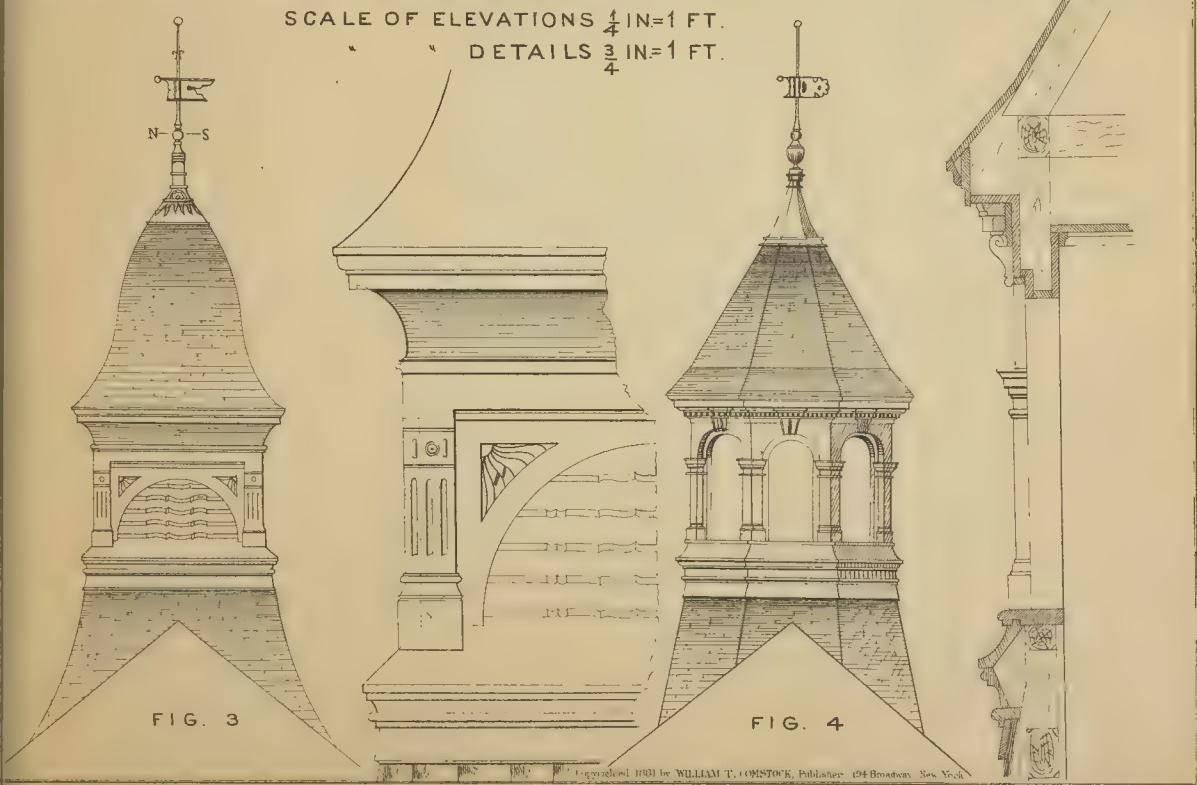
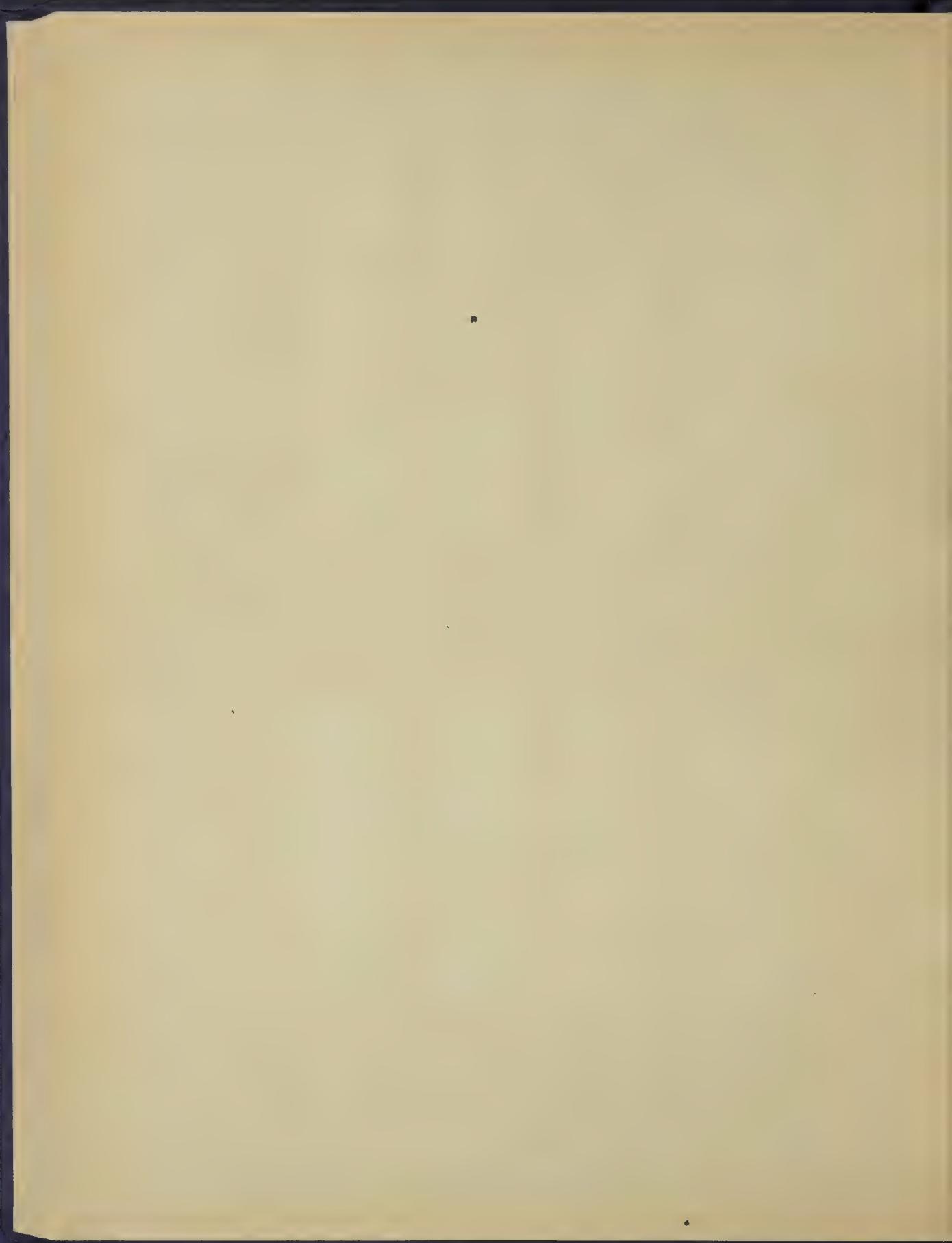


FIG. 2

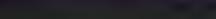
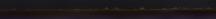
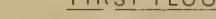
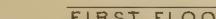
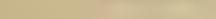
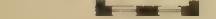
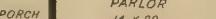
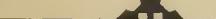
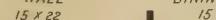
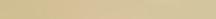
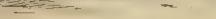
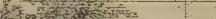
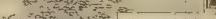
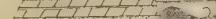
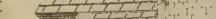
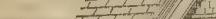
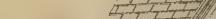
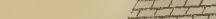
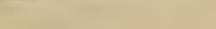
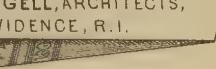


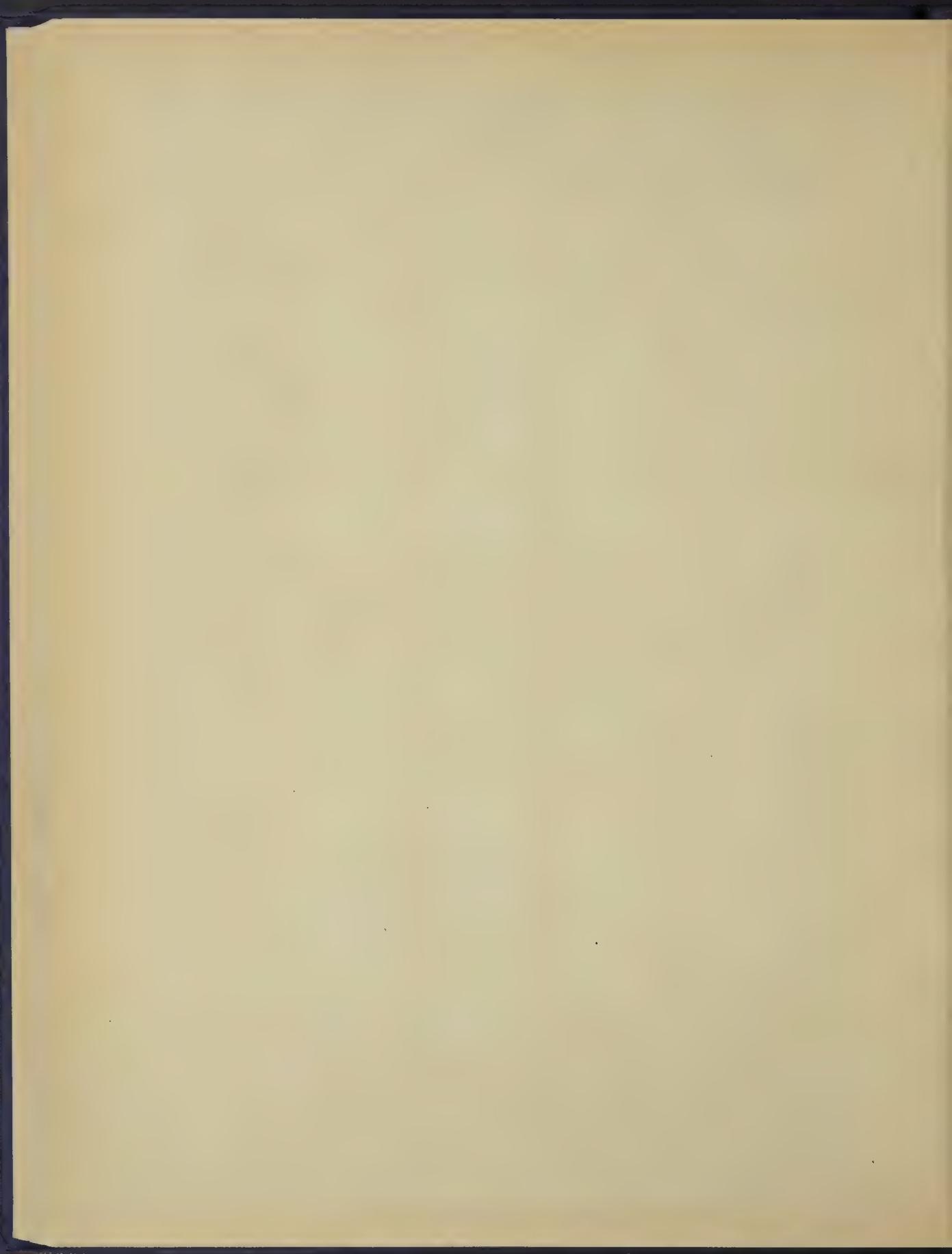
SCALE OF ELEVATIONS $\frac{1}{4}$ IN.=1 FT.
DETAILS $\frac{3}{4}$ IN.=1 FT.



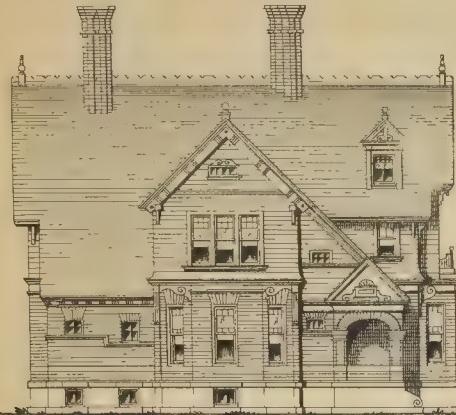


BRICK & FRAME COTTAGE

GOULD & ANGELL, ARCHITECTS,
PROVIDENCE, R.I.



ELEVATIONS OF DESIGN PLATE N° 73.



LEFT SIDE.



RIGHT SIDE.

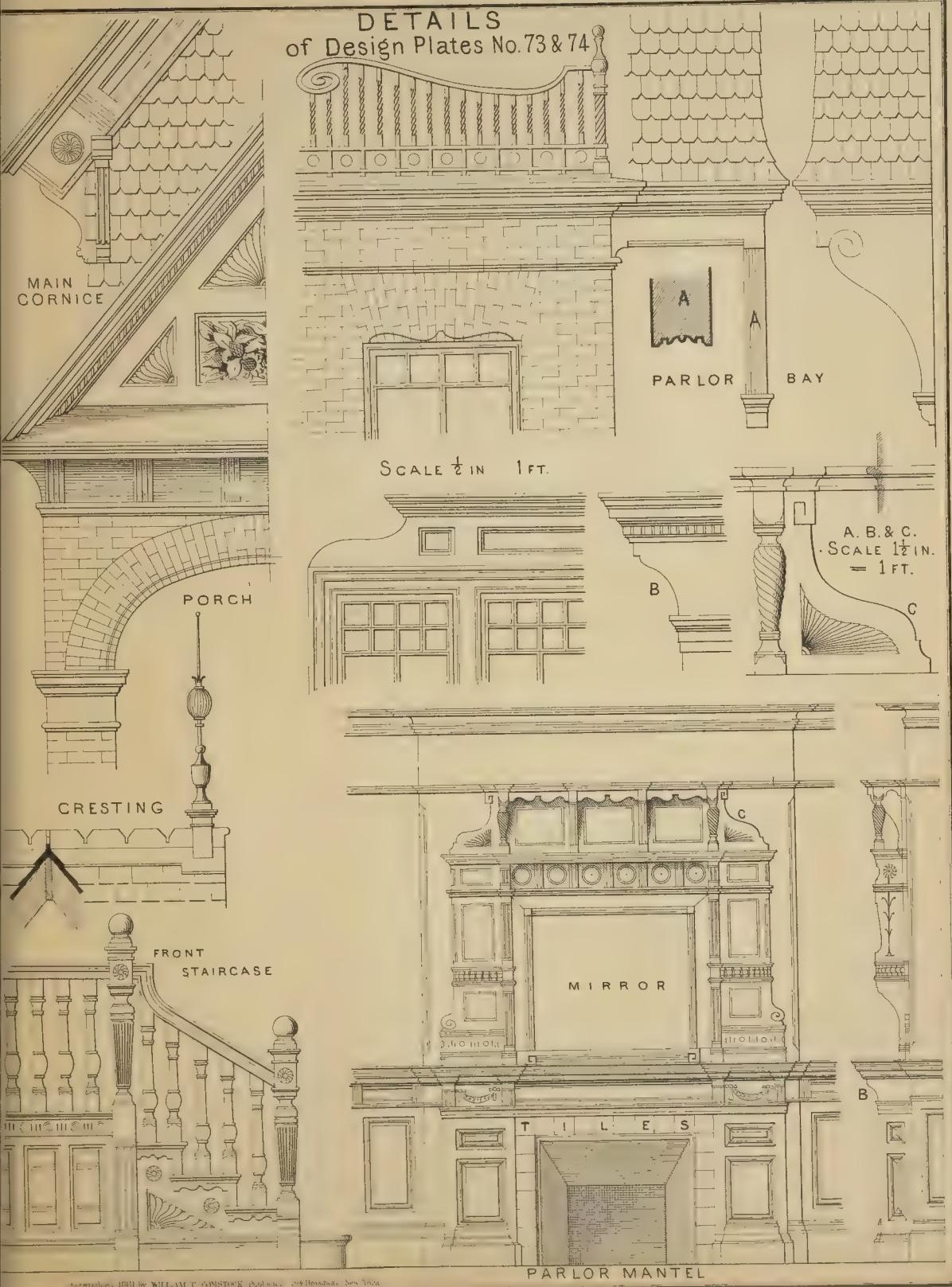
Scale $\frac{1}{16}$ in = 1 foot.

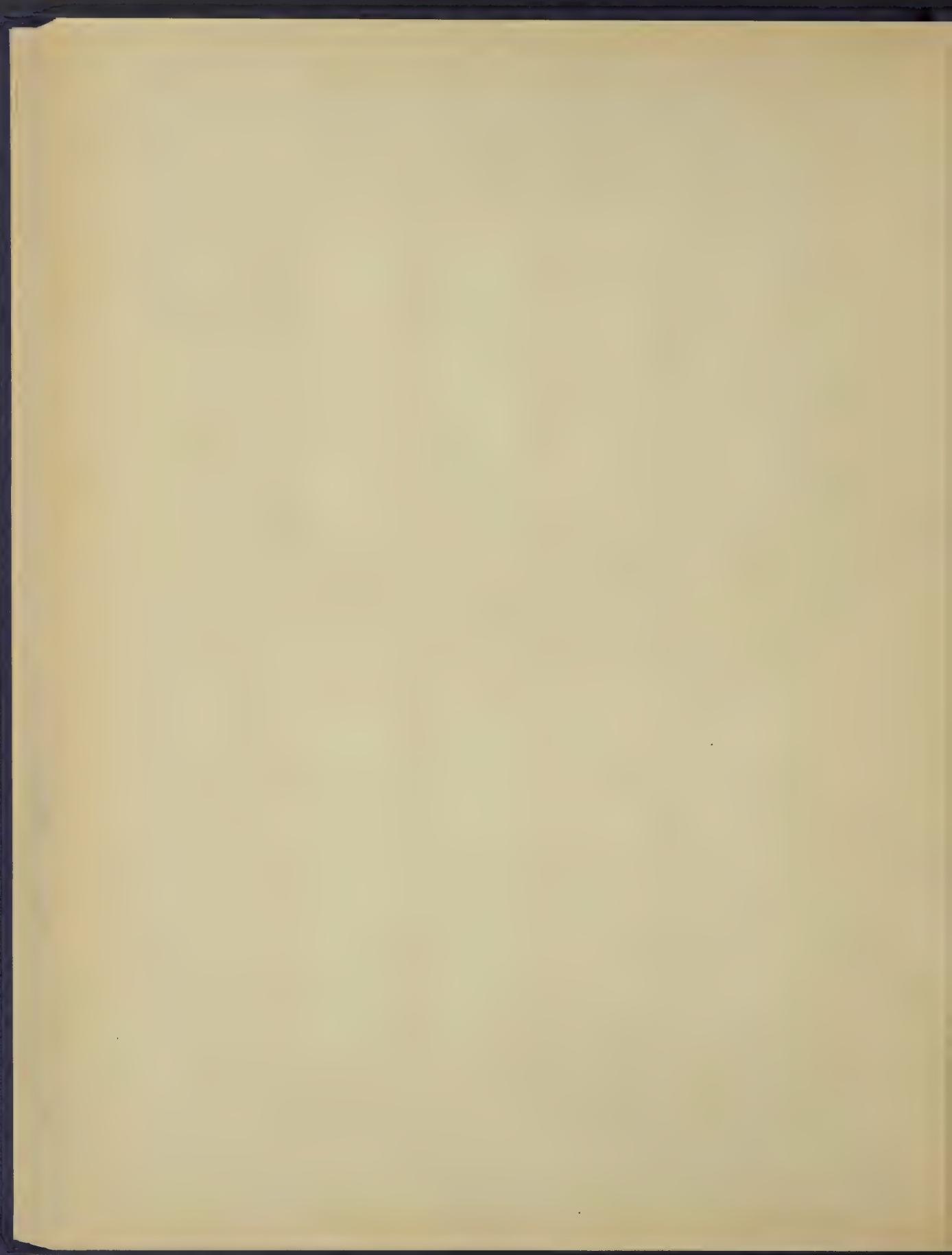
FRONT

Scale $\frac{1}{8}$ in = 1 foot.



DETAILS
of Design Plates No. 73 & 74





DWELLING IN THE ELIZABETHAN STYLE.

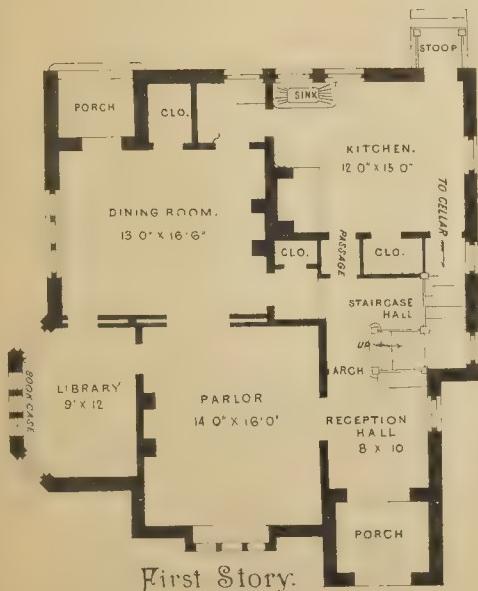


Front Elevation.

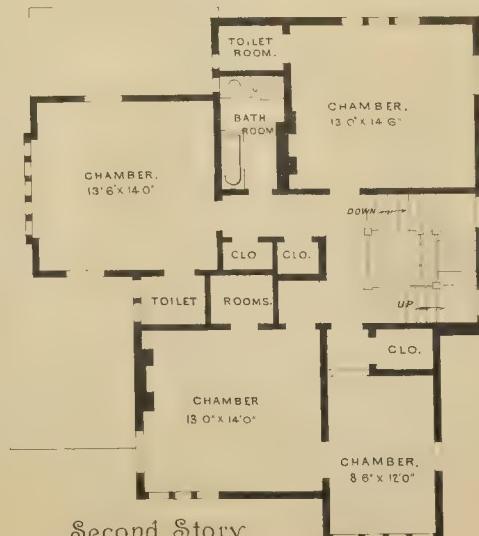


Side Elevation.

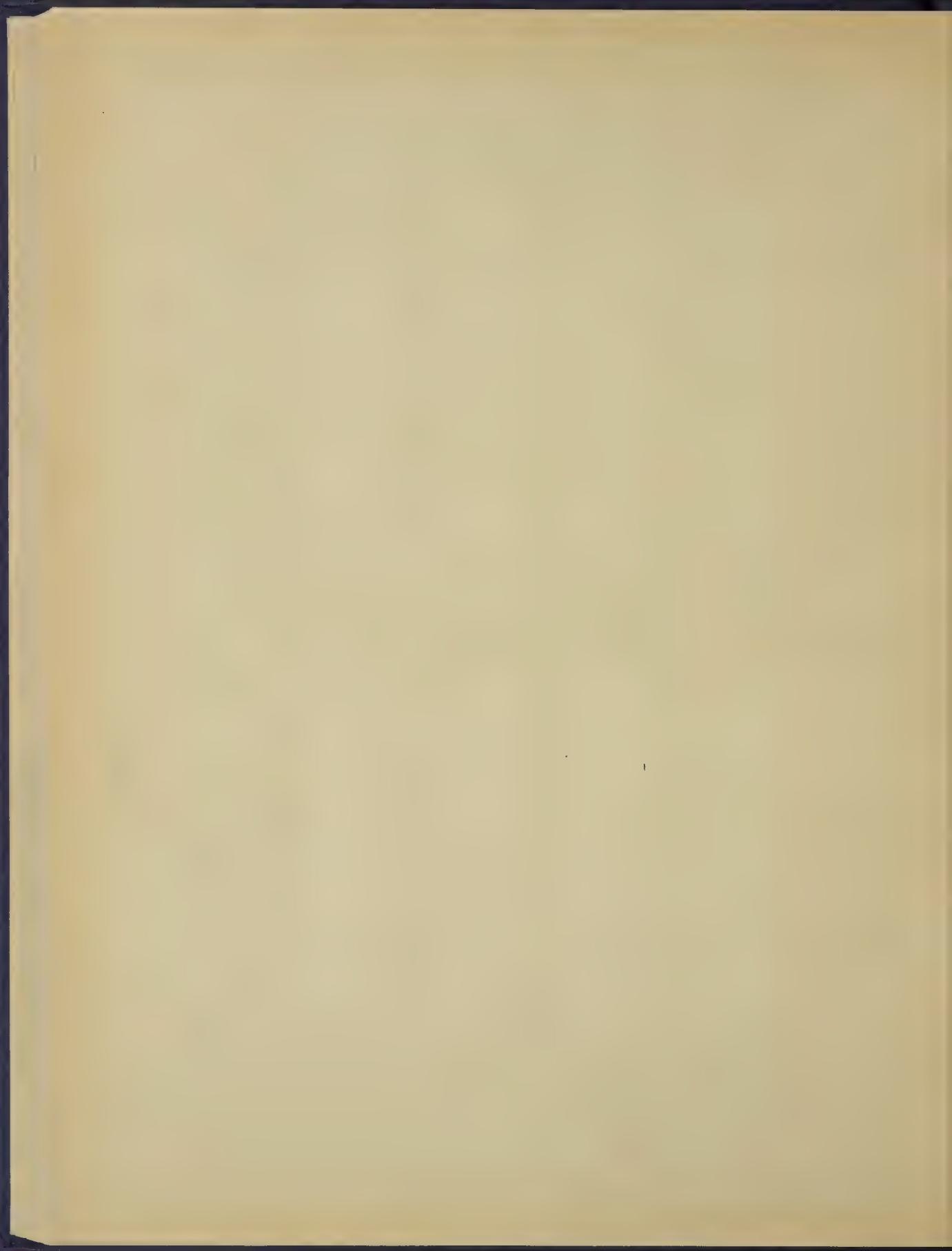
Scale $\frac{3}{32}$ " = 1 foot



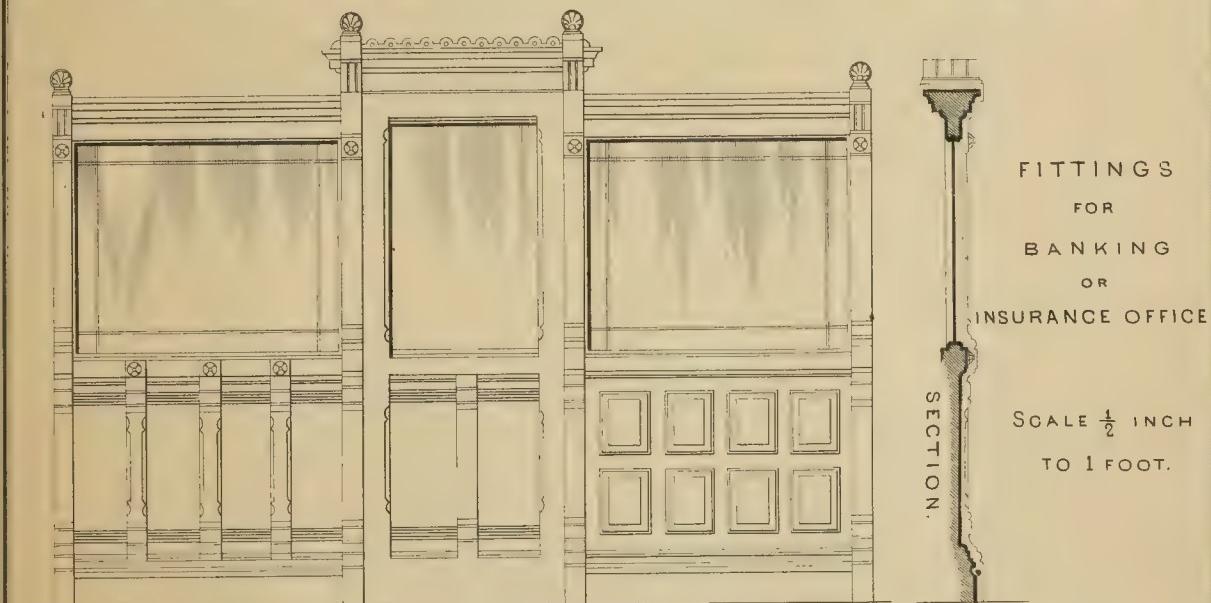
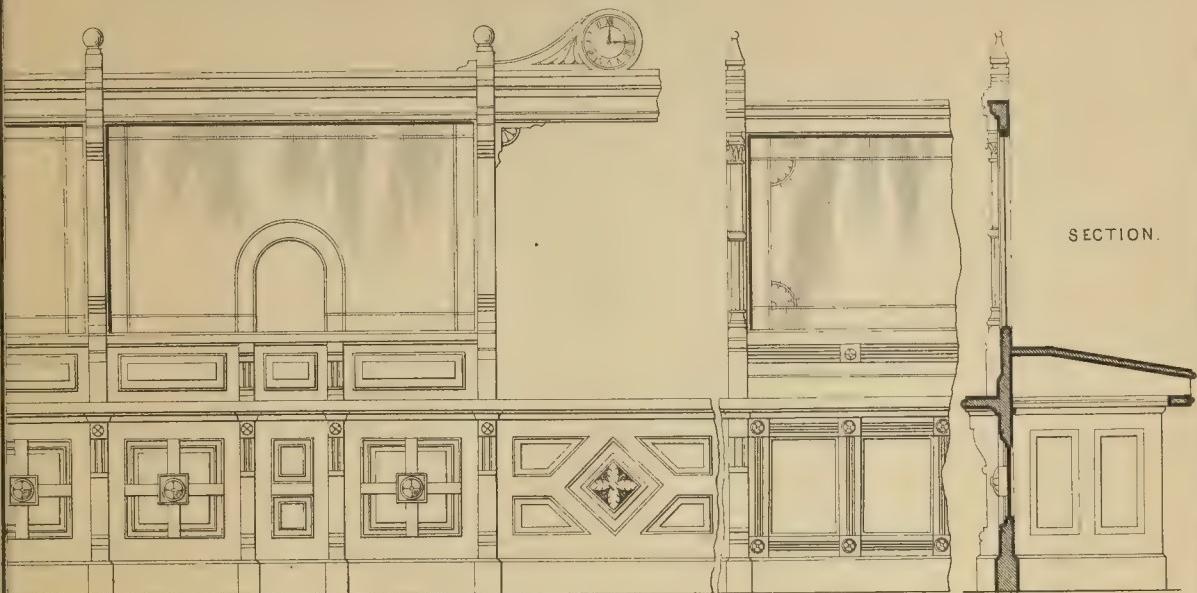
First Story.



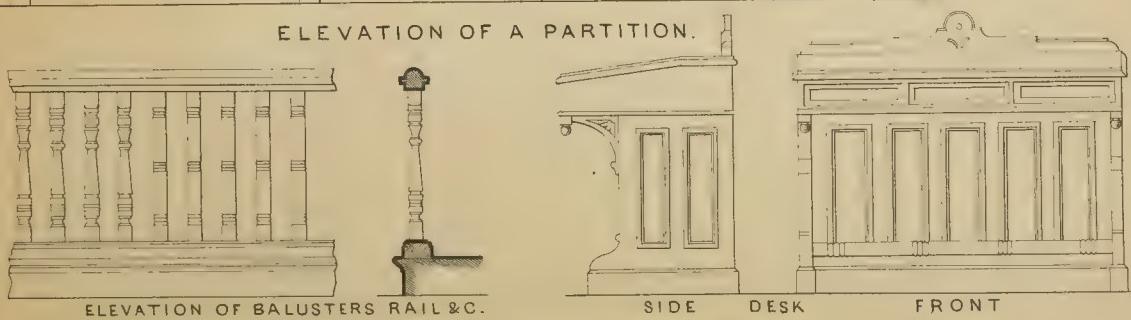
Second Story.

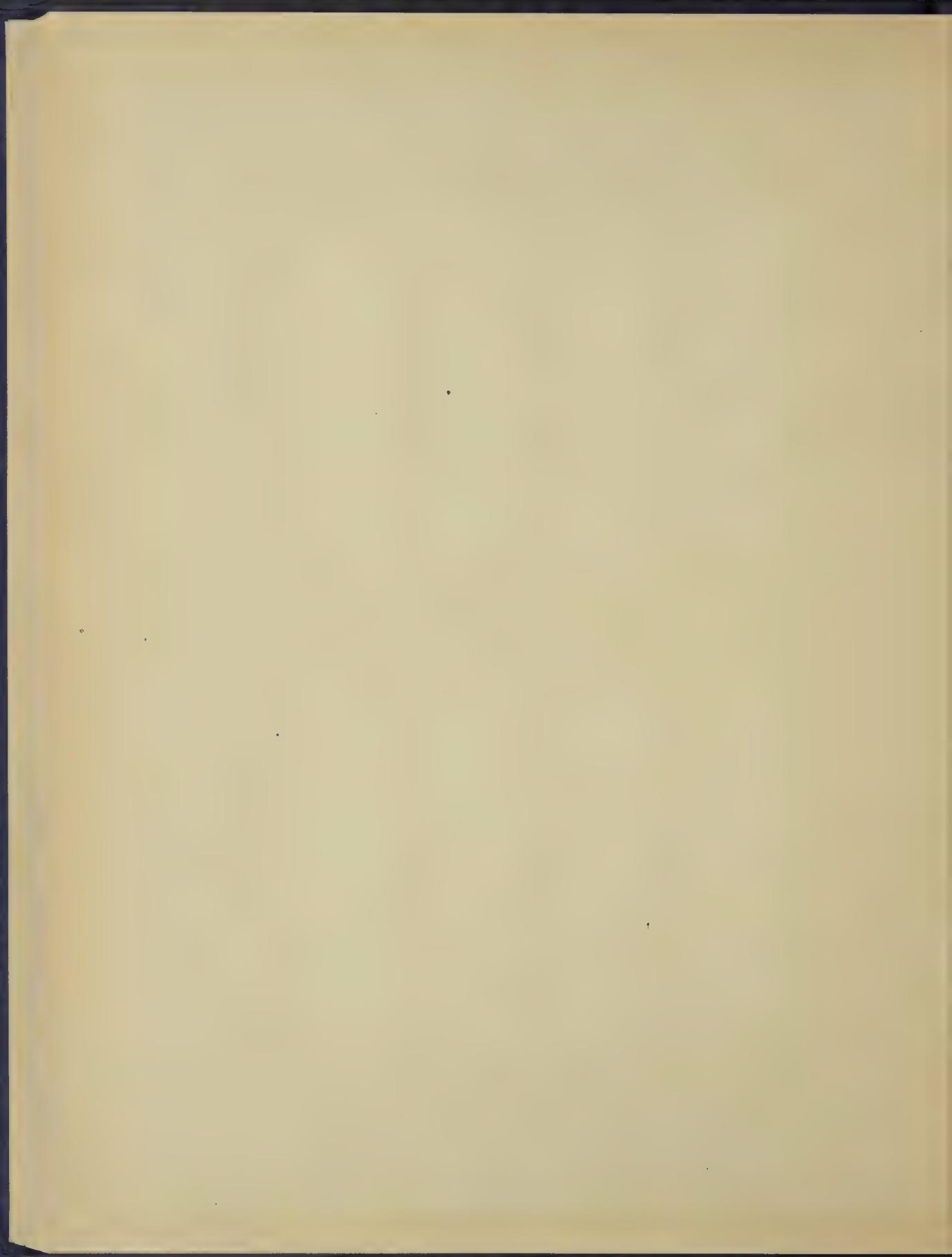


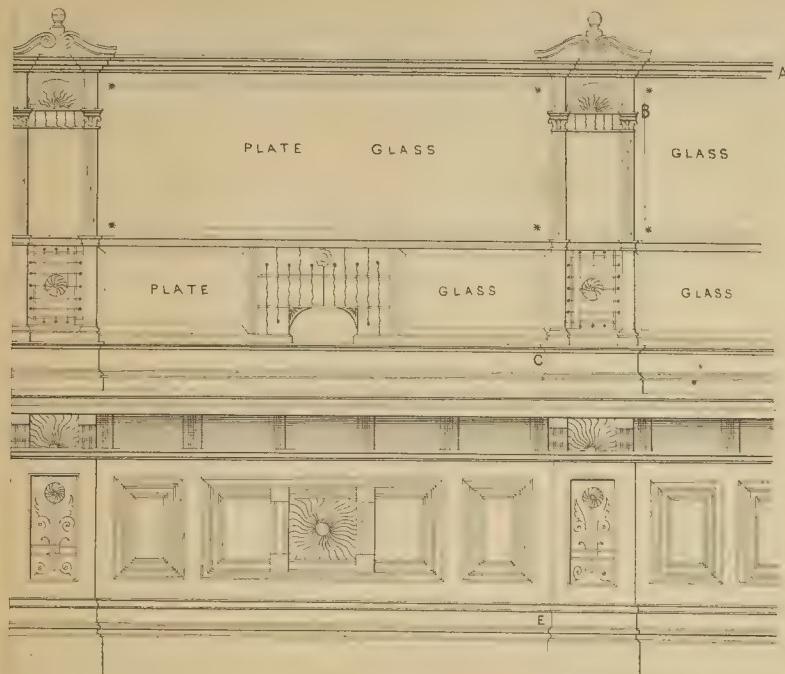
ELEVATIONS & SECTIONS OF COUNTER AND SCREEN.



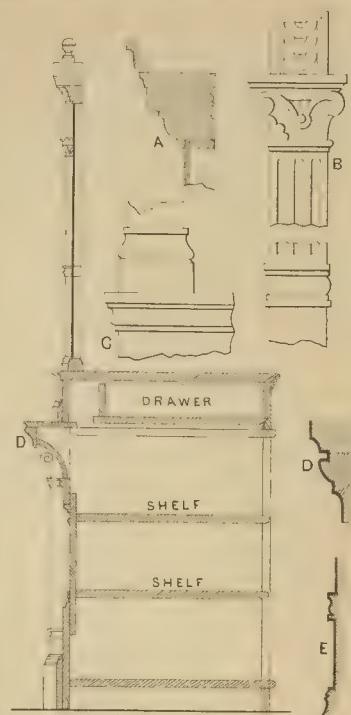
ELEVATION OF A PARTITION.



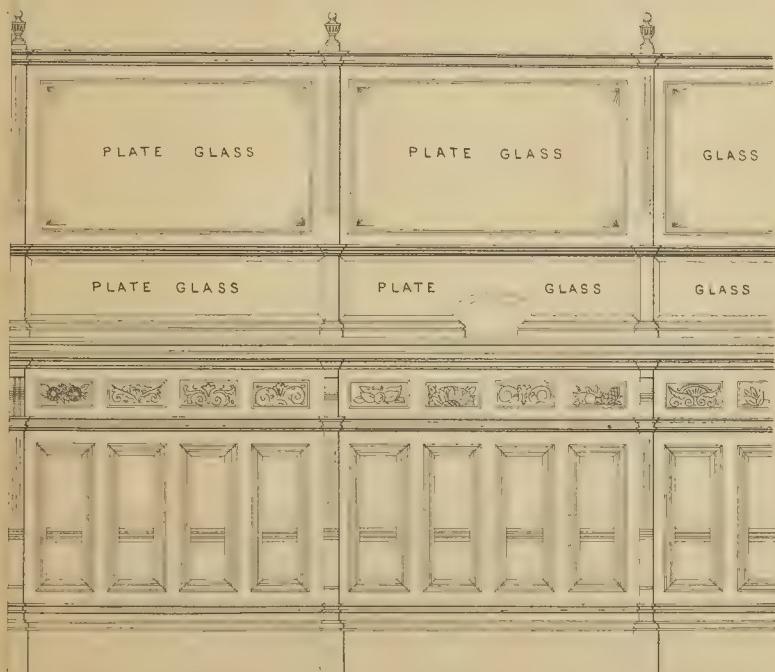




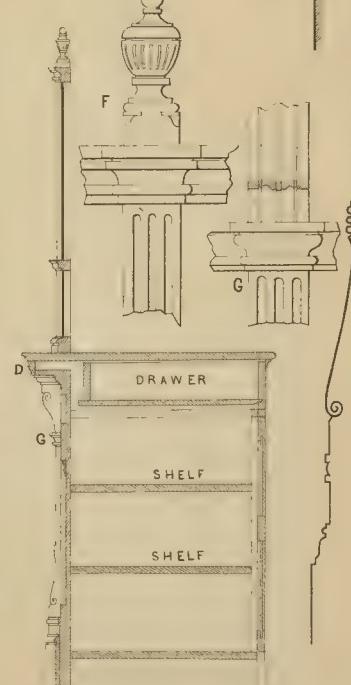
ELEVATION



SECTION



ELEVATION.

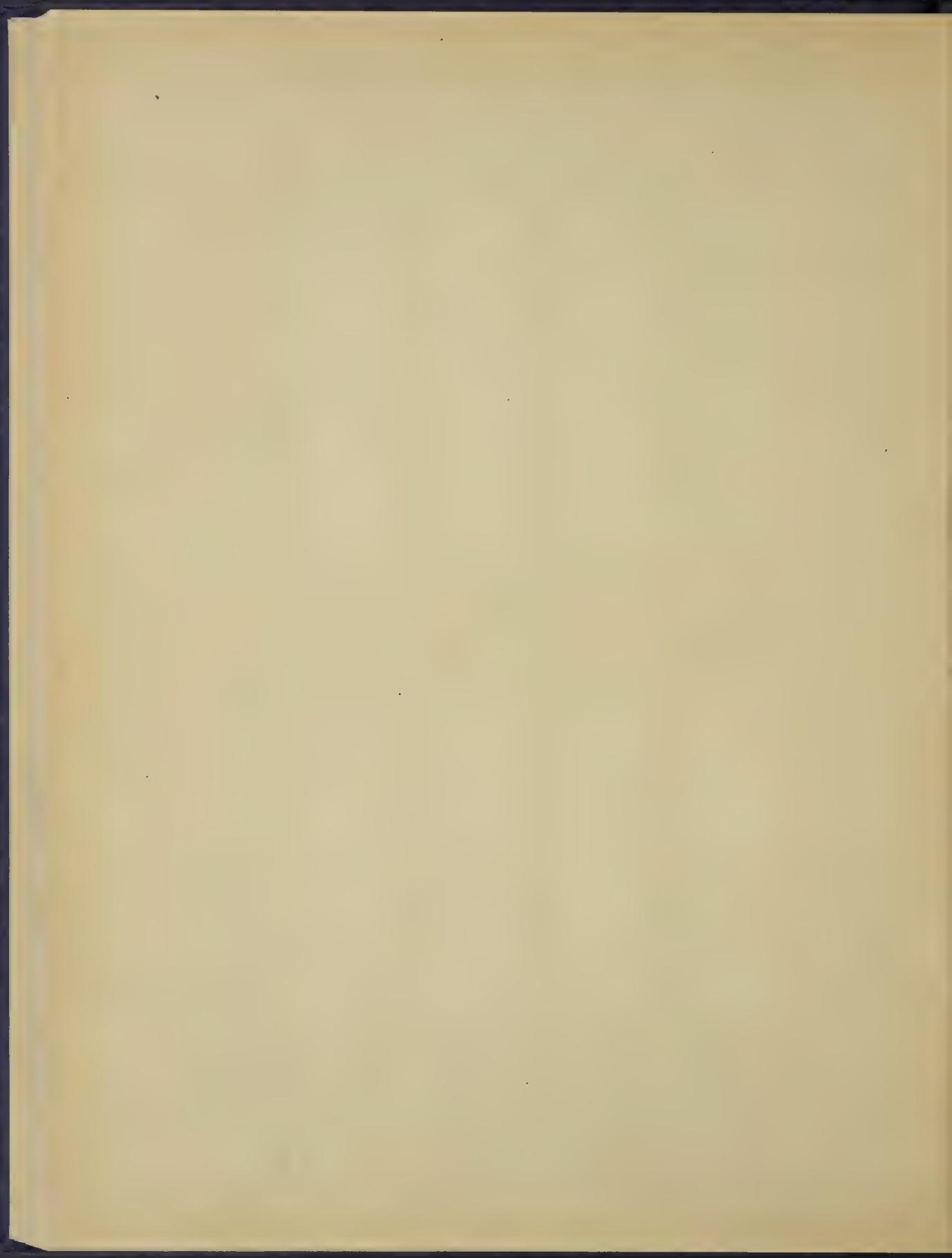


SECTION.

BANK FIXTURES

Copyrighted 1921 by WILLIAM T. COMSTOCK, Publisher, 194 Broadway, New York

SCALE OF ELEVATIONS $\frac{3}{4}$ IN. = 1 FT.
" " DETAILS 3 IN. = 1 FT.

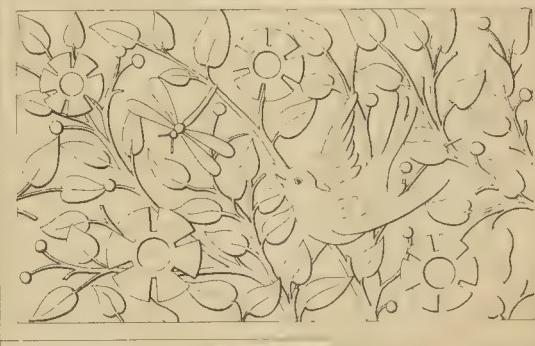
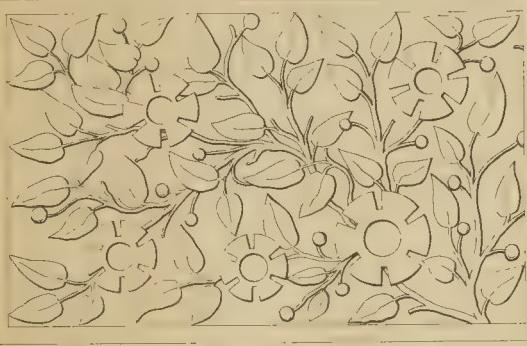




DESIGNED FOR A DINING ROOM
FINISHED IN CHERRY.



CIRCULAR VENTILATING REGISTERS IN CUT BRASS.
SCALE $\frac{1}{3}$ FULL SIZE



VENTILATING REGISTERS.
SCALE $\frac{1}{4}$ FULL SIZE.



CUT BRASS
VENTILATING
REGISTER IN
SPANDRIL.

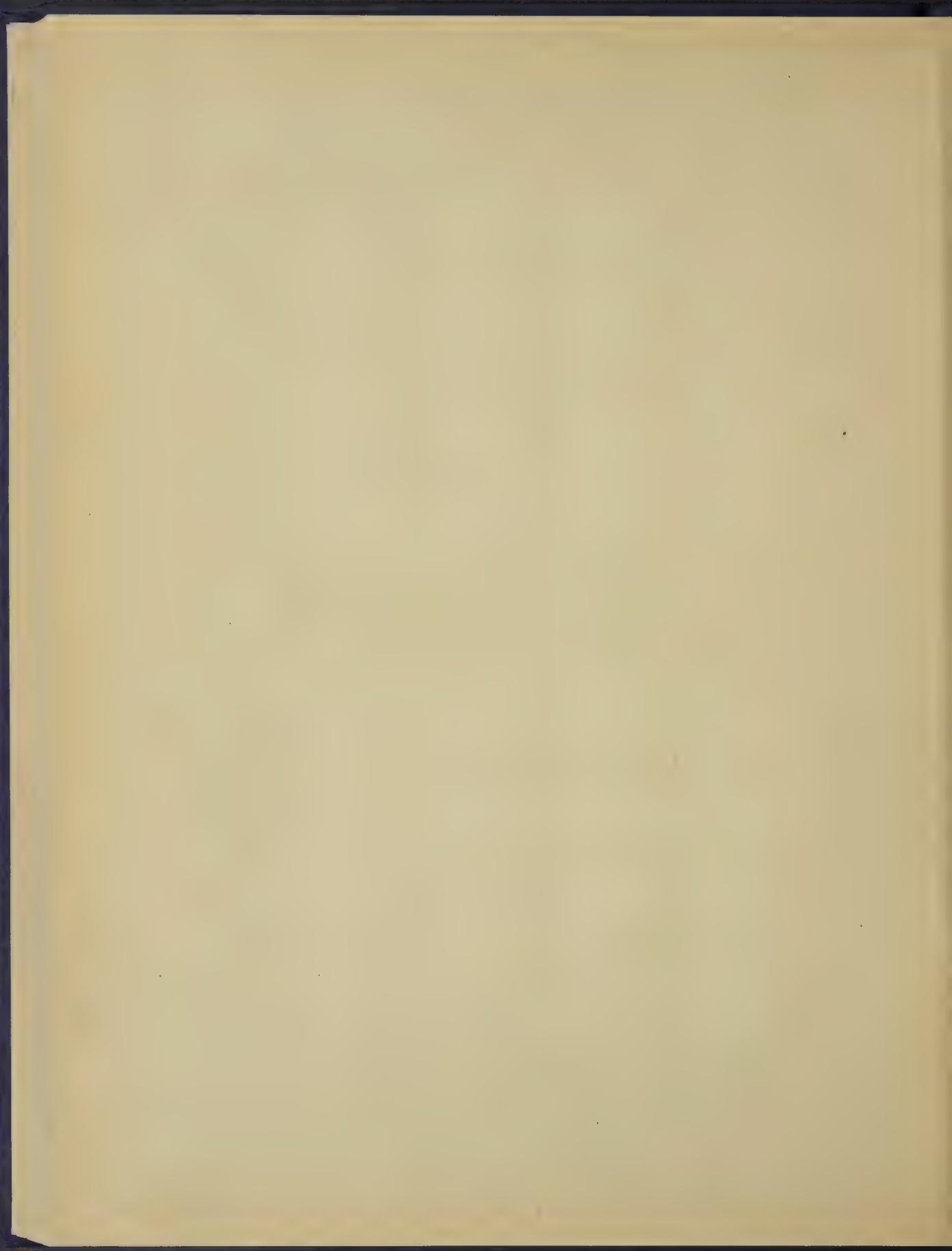
SCALE $\frac{1}{3}$ FULL SIZE



VENTILATING
REGISTERS IN
SPANDRILS

SCALE $\frac{1}{3}$ FULL SIZE

J. P. Putnam, Architect Boston.



CHIMNEY TOPS.

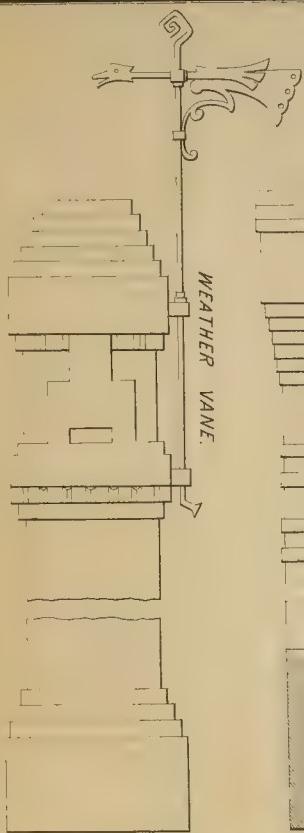
SCALE $\frac{1}{2}$ IN = 1 FT.

FIG. 1.

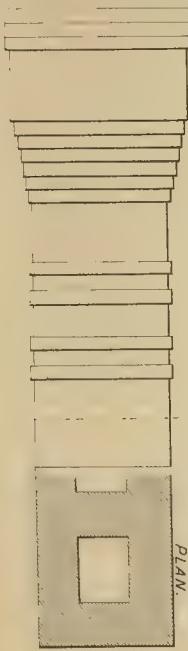


FIG. 2.

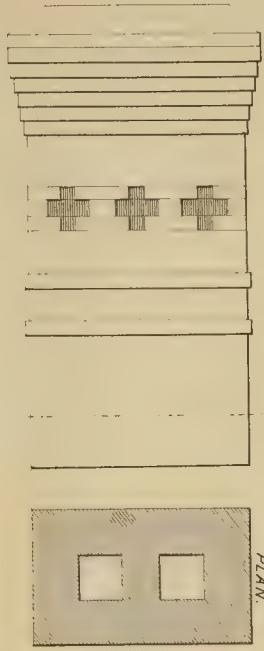


FIG. 3.

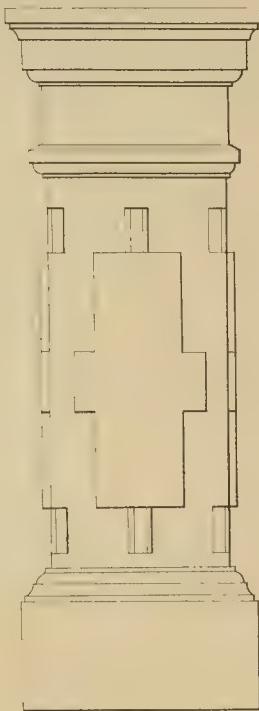


FIG. 4.

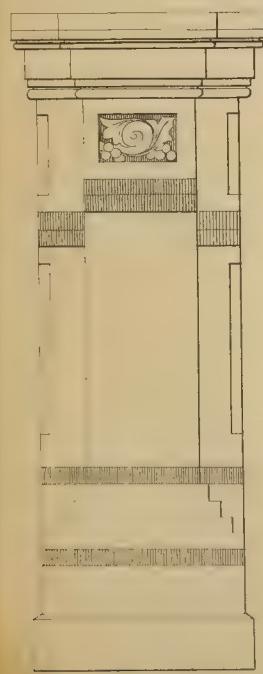


FIG. 5.

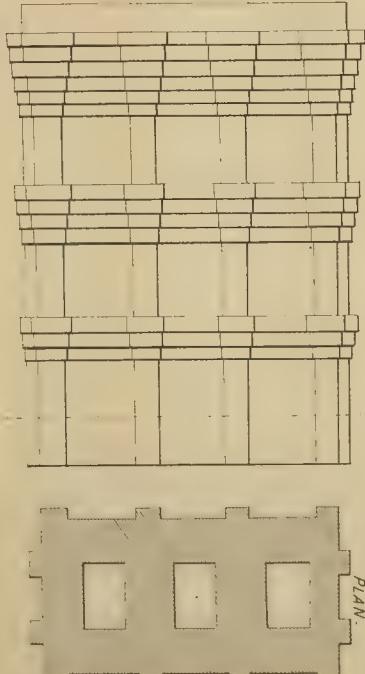


FIG. 6.

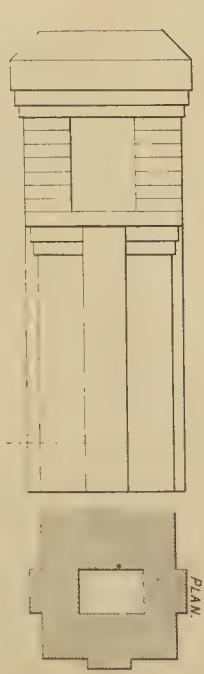


FIG. 7.

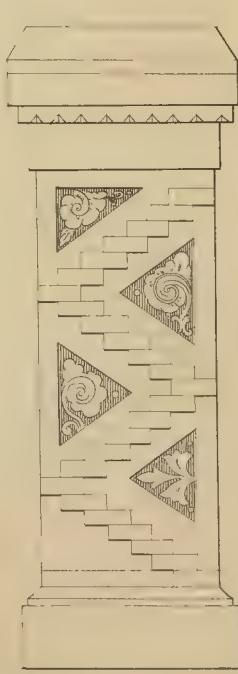
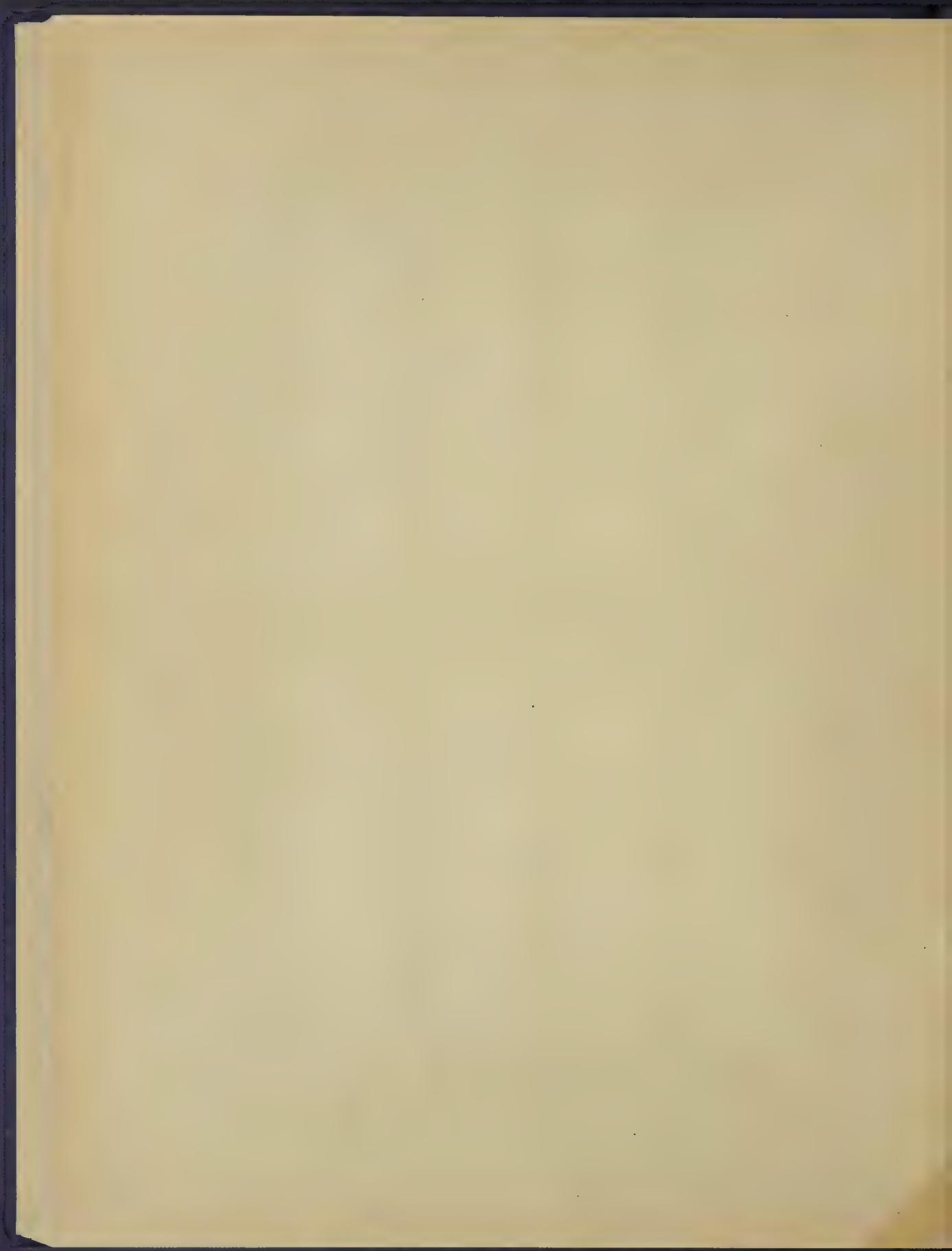


FIG. 8.



CANNON'S PATENT DUMB WAITER

AND

HAND ELEVATOR.



This Dumb Waiter is an improvement over the old style of Waiter, inasmuch as it requires no clamps to hold it in position for all ordinary uses.

Cannon's Improved Hand Elevator,

With Galland's Safety Brake Attachment,

Is now being extensively introduced into first class houses as a passenger, invalid or trunk Elevator.

CATALOGUES

Giving full information and particulars,

SENT ON APPLICATION

Cannon's Patent
Dumb Waiter.



Cannon's Improved
Hand Elevator.

To the Manufacturers,

BUTLER & CONSTANT,

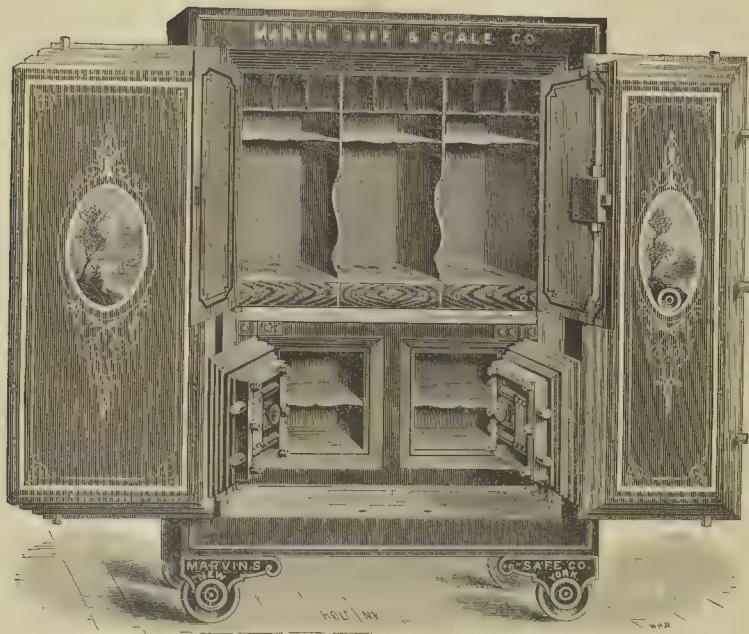
87 Chambers Street.

New York.

M A R V I N S A F E C O.

265 BROADWAY,

MANUFACTURE



Vault Doors.

Office Safes.

Bank Safes.

Dwelling House Safes.

Safes for ARCHITECTS' DRAWINGS, a Specialty.

1845.

LARGE EXPERIENCE, STRENGTH, CAREFUL MANAGEMENT.

1881.

47,000 Policies in force. \$56,000,000 Paid to Policy-holders.

**THE
New-York Life Insurance Company,**
OFFICE, Nos. 346 & 348 BROADWAY, NEW YORK.

ORGANIZED 1845.**PURELY MUTUAL.****DIVIDENDS ANNUALLY**

Surplus, over \$9,000,000.

Yearly Income, over \$8,500,000.

Cash Assets, over \$43,000,000.



HOME OFFICE OF THE NEW-YORK LIFE INSURANCE COMPANY, 346 AND 348 BROADWAY, NEW-YORK.

THE NEW-YORK LIFE INSURANCE COMPANY
has been doing business for thirty-six years, and offers to those desiring Life Insurance a COMBINATION OF ADVANTAGES which only long experience, a large and well established business, and careful, pure, safe plans and methods can afford. Among these advantages are:

(1) The absolute Security of its Policies.
(2) Insurance at Low Cost.
(3) Liberal and Equitable Dealings.
Death Claims Paid, 1845-1880..... \$2,120,704
Dividends and Interest Premiums Paid, 1845-1880..... 30,577,285
Endowments and Annuities Paid, 1845-1880..... 3,040,665
Total Paid Policy-holders to Jan. 1, 1881..... \$56,687,554
Amount held for Policy-holders, Jan. 1, 1881..... 43,181,934
Total Paid and Held..... \$60,822,088
Total Received from Policy-holders..... 97,881,354

THEODORE M. BANTA, Cashier.
D. O'DELL, Superintendent of Agencies.

CHARLES WRIGHT, M. D., Medical Examiners.
HENRY TUCK, M. D.,

MORRIS FRANKLIN,
ROBERT B. COLLINS,
WILLIAM BARTON,
WILLIAM A. BOOTH,
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**Notable and Significant Points
IN THE THIRTY-SIXTH ANNUAL REPORT OF THE
New-York Life Insurance Company.**

Increase in gross Assets in 1880.	\$4,186,982 15
Increase in Premium Income.	64,179,24
Increase in Interest Income.	28,423 84
Increase in Surplus at 4 per cent.	1,714,725 51
Increase in Surplus 1/4 per cent.	2,000,000 00
Increase in Policies in force issued.	1,424 00
Increase in New Insurance issued.	1,124,800
Increase in Policies in force.	2,843 00
Increase in Insurance in force.	8,100,153 00
Total Interest Receipts, 1880.	8,317,888 84
Total Losses by Death, 1880.	1,733,721 37

WARREN'S NATURAL ASPHALT ROOFING

The chief advantage of this Roofing consists in its great durability. This is due to the remarkable fact that the Natural Asphalt Materials are not injuriously affected by atmospheric agencies; especially that they will not waste and become brittle by evaporation, like coal-tar materials, on exposure to the heat of the sun. Our

Anchor Brand Asphalt Roofing

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 New Seventh Regiment Armory, Park Avenue, N. Y.
 New Stevens Building, Wall St., N. Y.
 New Union League Club House, Fifth Avenue, N. Y.
 Liverpool, London and Globe Insurance Building, Pine
 and William Sts., N. Y.
 Amos R. Eno's Stores, 204 and 206 Greene St., N. Y.
 Tiffany & Co.'s Jewelry Factory, 55 & 57 Prince St. N. Y.
 New York Central and Hudson River Railroad Freight
 Depot, foot 65th St., N. Y., 40,000 sq. feet.
 New Freight Warehouses, Pennsylvania R. R., Jersey
 City, 150,000 sq. feet.

New York & New England R. R. Warehouses, Boston,
 130,000 sq. feet.
 Boston and Providence Railroad, 10,000 sq. feet.
 Boston and Lowell Railroad, 17,000 sq. feet.
 Renfrew Mfg. Co., Adams, Mass., 156,000 sq. feet.
 Pacific Mills, Lawrence, Mass., 37,000 sq. feet.
 Washburn & Moen Mfg. Co., Worcester, Mass., 17,000
 sq. feet.
 American Oak Leather Co., Cincinnati, 120,000 sq. ft.
 American Print Works, Fall River, Mass., 16,000
 sq. feet.
 Merrick Thread Co., Holyoke, Mass., 30,000 sq. ft.

St. Louis, Vandalia & Terre Haute R. R. Terre Haute,
 Ind., 40,000 sq. ft.
 Ph. Best Brewing Co., Milwaukee, Wis., 50,000 sq. ft.
 Philadelphia, Wilmington & Del. Railroad, 7,000 sq. ft.
 Harmony Mills, Cohoes, N. Y., 50,000 sq. ft.
 Victory Mills, Saratoga Co., N. Y., 13,000 sq. ft.
 Androscoggin Mills, Lewiston, Me., 3,000 sq. ft.
 Borden Block, Chicago, 6,000 sq. ft.
 Abbott Downing Co.'s Store, cor. South 5th Avenue and
 Prince St., New York, 4,900 sq. ft.
 Westinghouse Air Brake Co., Pittsburgh, 10,000 sq. ft.
 Hobbs Brockunier & Co., Wheeling, W. Va., 7,000 sq. ft.

And buildings belonging, among many others, to

Boston Herald, Boston, Mass.
 Hon. Chas. Francis Adams, Boston, Mass.
 Howard Bank, Boston, Mass.
 Tremont Bank, Boston, Mass.
 Nathaniel J. Bradley, Boston, Mass.
 Parsons Paper Co., Holyoke, Mass.
 Hon. Stephen Salisbury, Worcester, Mass.
 H. C. Wilcox, Meriden, Conn.
 Meriden Britannia Co., Conn.
 Conn. Mutual Life Insurance Co.

Honore Building, Chicago, Ill.
 Chas. Mears, Chicago, Ill.
 E. H. Benoit, St. Louis, Mo.
 Evening Wisconsin Building, Milwaukee.
 Plankinton House, Milwaukee.
 Wm. B. Bement & Son, Philadelphia.
 Federal Bank, London, Ont.
 Hon. Zach. Chandler, Detroit, Mich.
 Hon. Peter Cooper, New York.
 A. T. Stewart & Co., New York.

Wm. Wood & Co., Philadelphia.
 Opera House, Cleveland, Ohio.
 Scofield Building, Cleveland, Ohio.
 Cleveland Paper Co., Cleveland, Ohio.
 Hon. Wm. H. English, Indianapolis, Ind.
 German-American Bank, St. Paul, Minn.
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 V. Cronyn, London, Ont.
 Merchants' Hotel, St. Paul, Minn.
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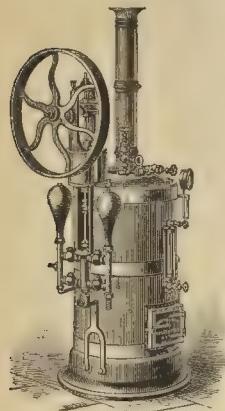
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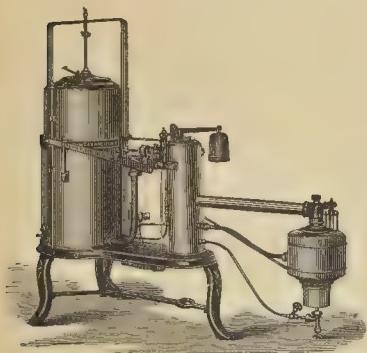
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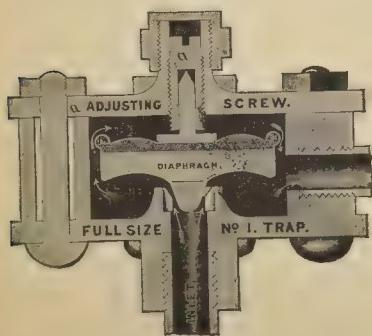
The feature of these Pumps is their freedom from noise, and the little attention required. The Gas Pump is ready for action in seven minutes from lighting of gas, consumes about 20 feet per hour, and will pump 300 gallons per hour to the top of any Residence.

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for removing water of condensation from
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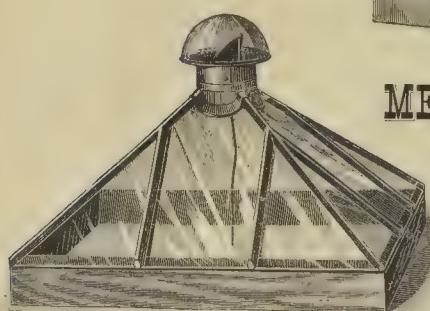
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These Sky-Lights are made upon Galvanized Iron, Galvanized Cast-Iron, or Wood Frames.



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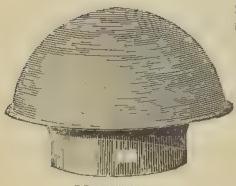
Against Leakage at the crown, through the ventilator, or about the apex.



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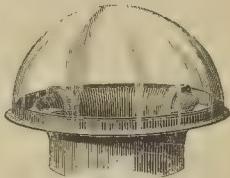
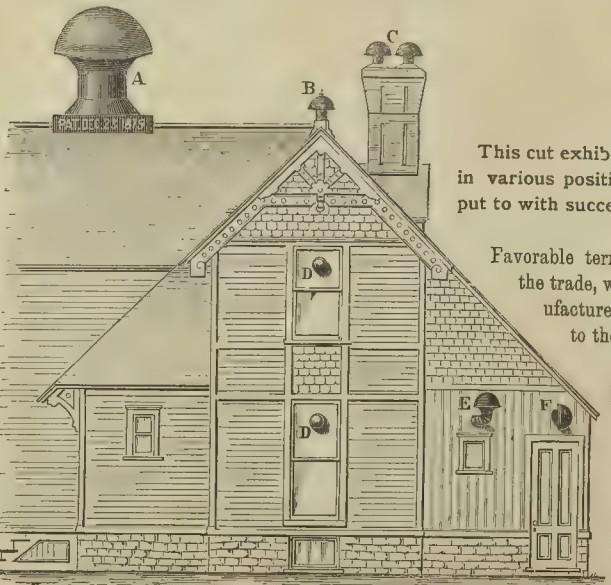
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This cut exhibits the Dome Ventilating Cap in various positions, and the uses it may be put to with success.

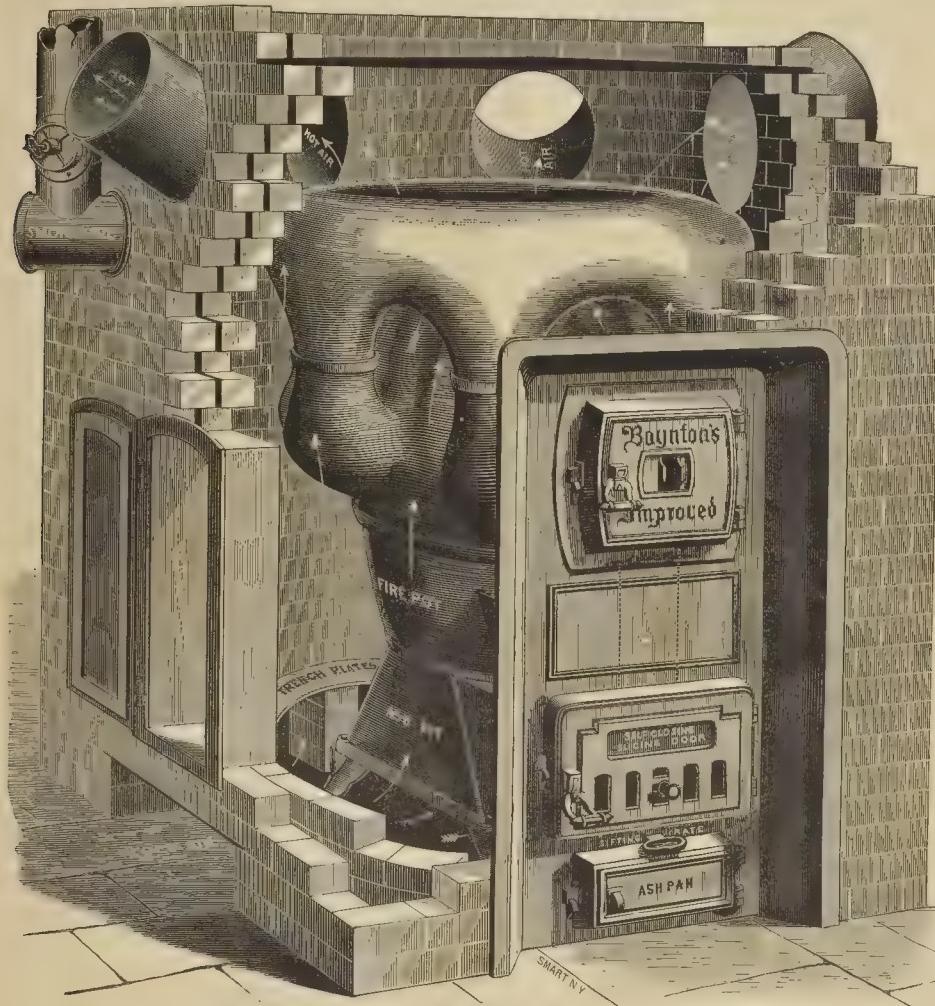
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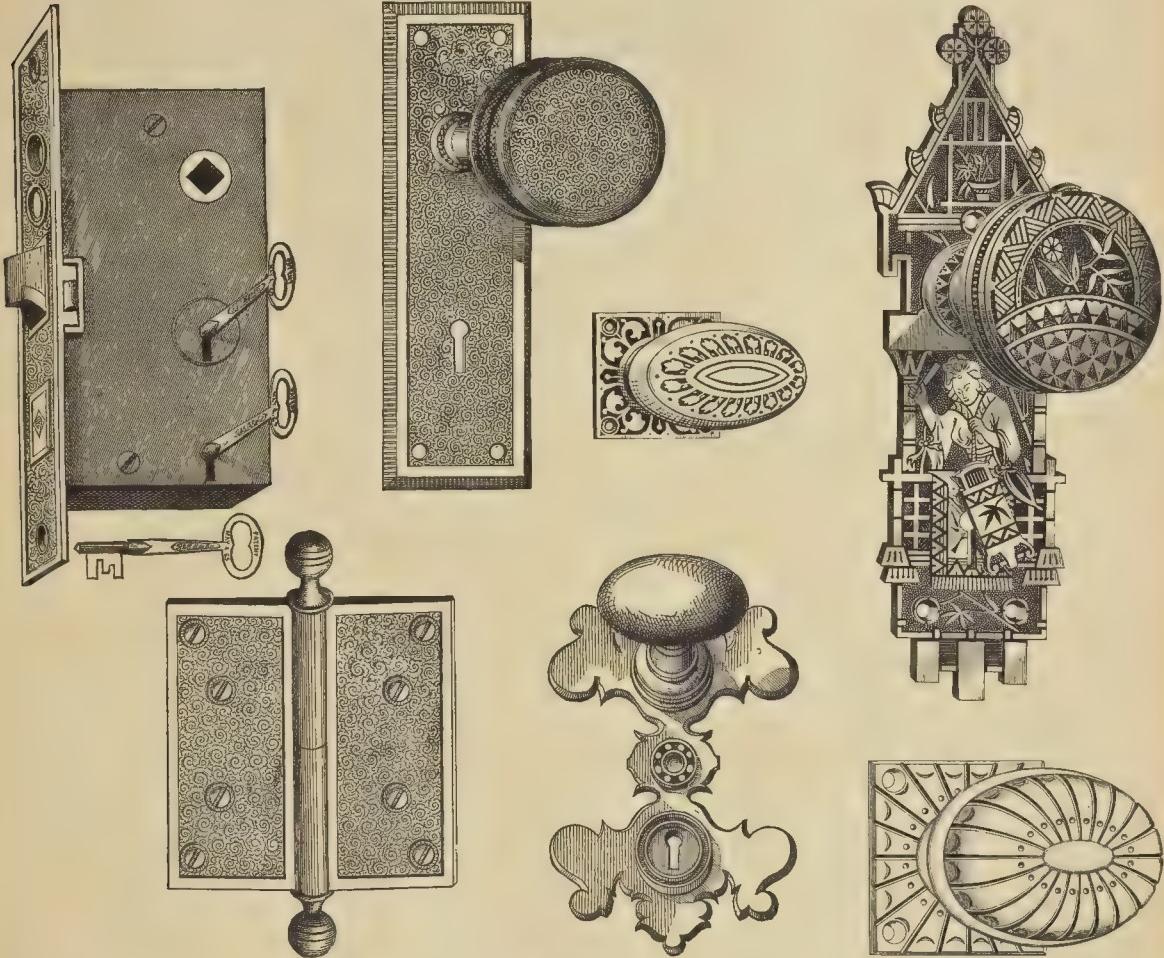
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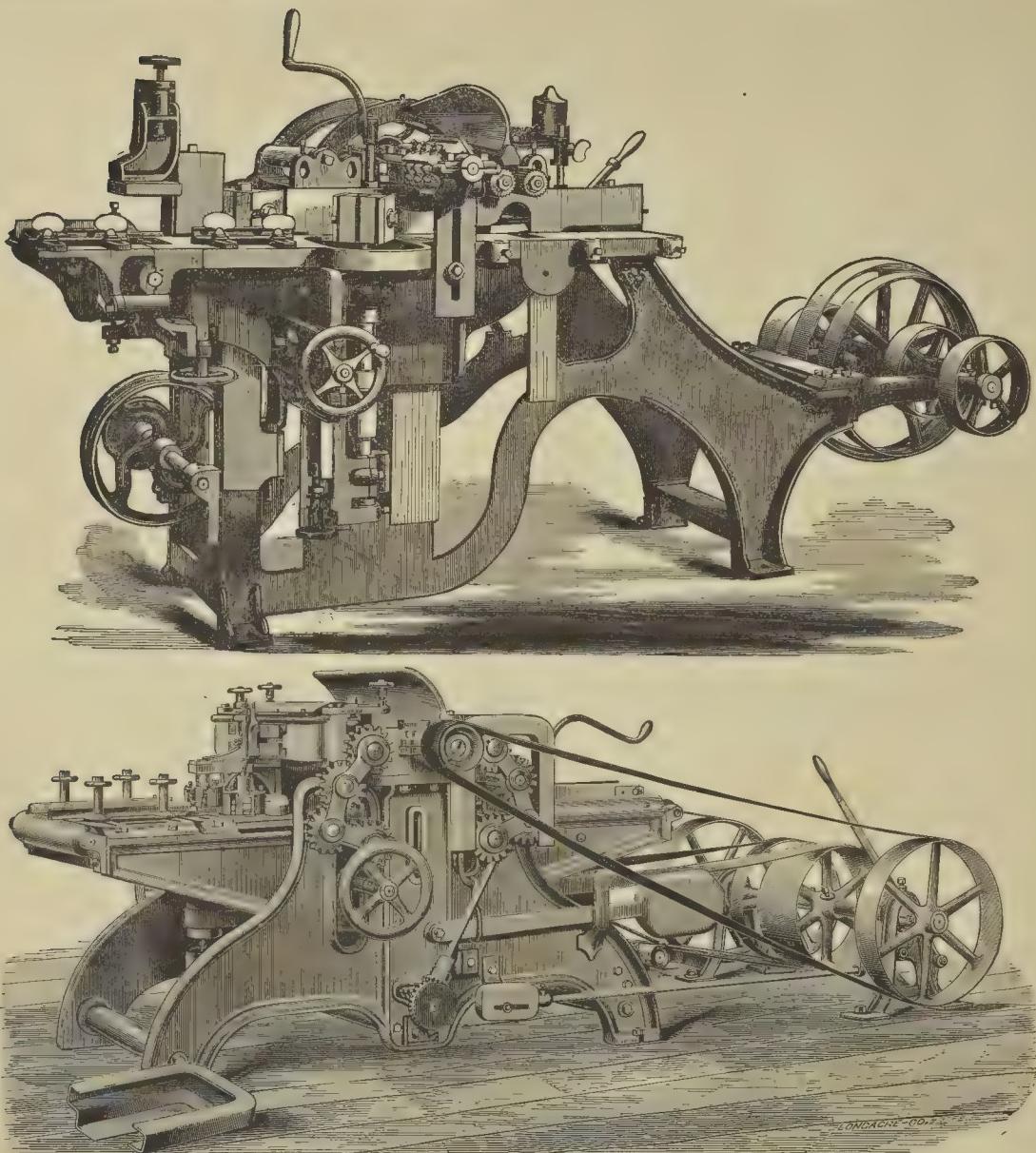
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Statement, January 1, 1881.

ASSETS

Par Value.	Market Value.	
\$1,002,000	U. S. 4 per cent. Registered Bonds.....	\$1,127,250 00
303,000	U. S. 4 per cent. Coupon Bonds.....	340,875 00
270,000	U. S. 4½ per cent. Registered Bonds.....	303,750 00
160,000	U. S. Currency 6s.....	208,000 00
77,000	U. S. 6 per cent. Bonds, 1881.....	78,251 25
38,000	U. S. 5 per cent. Registered Bonds, 1881.....	38,617 50
50,000	Rhode Island State 6 per cent. Bonds.....	56,000 00
50,000	Missouri State 6 per cent. Bonds.....	57,500 00
40,000	Rochester City 7 per cent. Water Loan Bonds.....	52,000 00
25,000	Buffalo City 7 per cent. Bonds.....	32,500 00
21,000	Yonkers City 7 per cent. Bonds.....	27,300 00
50,000	New York Central R. R. 6 per cent. Bonds of 1883.....	52,500 00
50,000	Chicago, Rock Island and Pacific R. R. 6 per cent. Bonds.....	62,500 00
30,000	Chicago, Milwaukee and St. Paul 1st Mortgage Bonds (I. & D. Division).....	36,600 00
40,000	Central Pacific Railway 1st Mortgage Bonds.....	46,000 00
40,000	Union Pacific Railway 1st Mortgage Bonds.....	46,000 00
75,000	Kansas Pacific Railway Bonds.....	83,500 00
50,000	Erie Railway 1st Mortgage Consolidated 7 per cent. Bonds.....	65,000 00
30,000	Syr. Bing. and N. Y. R. R. 1st Mortgage Bonds.....	36,000 00
25,000	Louisville and Nashville Gen'l Mortgage 6 per cent. Bonds.....	26,250 00
50,000	New York and Harlem R. R. Stock.....	98,000 00
\$2,476,000	Loans payable on demand (Market value of securities, \$9,062).....	5,000 00
	Agency Premiums in due course of collection.....	64,488 67
	Premiums due on Policies, Local Department.....	26,895 51
	Cash Deposited in Banks.....	122,213 18
	Cash in the Company's Principal Office.....	1,038 48
	TOTAL,	\$3,094,029 59

Capital Stock.....	\$1,000,000 00
Reserve for losses adjusted and in process.....	85,812 13
Unearned Premium Reserve (New York State Standard).....	777,550 03
Commissions due Agents, and other Current Liabilities.....	18,576 77
Undivided Surplus held for contingencies.....	100,000 00
Net Surplus.....	1,112,090 66
	\$3,094,029 59

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